



C E N T E N N I A L

at TEJON  RANCH

“The Centennial Specific Plan Project”

Project No. 02-232-(5)

County Responses to Public Testimony

Given at the June 6 and July 11, 2018

Regional Planning Commission Hearings

Lead Agency:

County of Los Angeles
Department of Regional Planning
Hall of Records, 13th Floor, Room 1348
320 West Temple Street
Los Angeles, California 90012

August 13, 2018

**RESPONSE TO TESTIMONY PRESENTED AT
JUNE 6, 2018 REGIONAL PLANNING COMMISSION HEARING**

Testimony No.	Environmental Topic	Testimony	Response to Testimony
Kathleen Trinity			
RPC-1	Introduction	Good morning, Chairman Louie and Board. I'm Kathleen Trinity from Acton, California, and I oppose the development.	Thank you for your participation in this public process. The Commenter's opposition to the Project has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR and, therefore, no further response is required.
RPC-2	Biology	The proposed site for the Centennial development is the convergence of five ecological regions. It is an extraordinary treasure, pristine in many parts. Most importantly, it nourishes and protects innumerable species of plants and animals, vast arrays of wildflowers and native grasses, two species of oak, reptiles, amphibians, small and large mammals, some of them rare and endangered or in decline. This is an extraordinary California treasure.	Thank you for your participation in this public process. The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and no further response is required.
RPC-3	Biology	Opening it up for urban development is a betrayal of vast proportions of the land, our wildlife and our grandchildren. The construction of 23,000 units, including ancillary buildings, concrete foundations, paved roads, traffic, will decimate or push out most of the native habitat and wildlife in the immediate area.	The Commenter's opposition to the Project is noted, was heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration. This testimony does not specifically address the adequacy of the EIR, and no further response is required. The EIR thoroughly and appropriately analyzes Project impacts with regard to biological resources (see Draft EIR, Section 5.7) and traffic (see Draft EIR, Section 5.10) consistent with CEQA requirements, and mitigates impacts to the greatest extent feasible.
RPC-4	Biology	Beyond the immediate area it will discourage, degrade and limit wildlife linkages, preventing genetic diversity, especially for large animals.	The EIR appropriately analyzes potential impacts to habitat connectivity and wildlife movement, and the Project design and mitigation would ensure less than significant impacts. In the wildlife movement assessment, connectivity between the Tehachapi Mountains and the San Gabriel Mountains was considered in detail (Draft EIR, pages 5.7-50 to -64, -164 to -170). The thorough assessment concluded that although maintaining baseline connectivity between the two regions is essential, development of the Project would not significantly impact movement between these regions (<i>Id.</i> , page 5.7-166). The wildlife movement impact analysis beginning on page Draft EIR page 5.7-164 does conclude that development of the Project site will result in some losses of areas that may be used for foraging and/or breeding for species; pathways to or from

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			<p>foraging or breeding grounds on the Project site, such as along ridge-lines or canyon bottoms, may become "dead ends" to through dispersal. However, these losses are not expected to significantly impact wildlife movement, and sufficient habitat connectivity would be retained in the region for these species, especially given the substantial amount of similar terrain in the northwestern Antelope Valley area. Further, two regional conservation plans, the Tejon Ranch Conservation and Land Use Agreement and the TUMSHCP, although not providing mitigation for Centennial, would act in concert with the Centennial mitigation preserves to help sustain the functionality of the regional landscape linkage for future wildlife populations. Multi-generational gene flow (a series of connected wildlife movement events over time, allowing for genes to pass within and between populations) among wildlife populations in the region is expected to be sustained in the open spaces on and off the site that will remain following Project implementation. These open spaces provide sufficient habitat connectivity to allow for such gene flow. Implementation of MM 7-14, which designates a SR-138 wildlife underpass (along with a 50-foot open space buffer) where the current intersection with National Cement Plant Road exists, will also allow for local wildlife movement to pass through the Project area down to SEA 17. The direct impacts of Project development on wildlife movement, therefore, are considered less than significant after mitigation for local wildlife movement impacts. Nonetheless, the Draft EIR (page 7-17) discloses that the Project when combined with other projects in the region would result in a cumulatively significant impact on wildlife movement. Lastly, the Project design is consistent with the Antelope Valley Area Plan (AVAP) including with regard to open space designations, SEA protection, and preservation of habitat linkages. For further discussion of wildlife movement and habitat connectivity, please see Final EIR, responses to Comments B.2-3, B.4-34 to B.4-37, B.4-56, B.4-57, B.4-75, F.3-23 to F.3-25, F.3A-32 to F.3A-34, F.5-2, F.7-22, F.8-109, F.8-110, and F.8-165 through F.8-169.</p>

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RPC-5	Biology	The DEIR admits that urban development discourages native species in and around its footprint and will attract non-native urban adapted species like Norway rats and Argentine ants. The thousands of humans and domesticated pets will introduce noise, trash, pollutants and pathogens.	While the Draft EIR does acknowledge that urban development such as the Project tends to attract wildlife that is better adapted to urban settings, it does not conclude that Norway rats are invasive. See Draft EIR, Section 5.7, Biological Resources, page 5.7-168. With regard to non-native species, as noted by the Commenter, development of the Project would cause impacts to native species, and the Project has the potential to attract non-native species including Argentine ants. However, with MMs 7-16 through 7-18, impacts would be reduced to less than significant. (<i>Ibid.</i>) The EIR thoroughly and appropriately analyzes all potential impacts to biological resources associated with urban development. See Draft EIR, Section 5.7, Biological Resources. This testimony does not address the adequacy of the EIR, and no further response is required.
RPC-6	Biology	The DEIR mitigation measures of environmental education by pamphlet and signage are totally inadequate. The fact is that once you have invaded these wildlands, no so-called mitigation will lessen its impact in any significant way.	The Commenter's opinion with regard to the adequacy of the mitigation is noted, was heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration. The County disagrees with the Commenter's assertion, and notes that the EIR and Mitigation Monitoring and Reporting Program propose a comprehensive suite of mitigation measures to reduce impacts on biological resources, and education is merely a component of such measures.
RPC-7	Biology	The brief mention of medium and large mammals, such as badgers, prong-horned antelope, black bears, mountain lions, mule deer and gray foxes is grossly inadequate and vague in the discussion of these animals and their needs.	The EIR appropriately addresses potential impacts to all special status species or if Project impacts would reduce regional populations to below self-sustaining levels. Mammals mentioned by the Commenter do not qualify in either regard. In addition, the primary areas of regional movement are identified in the EIR, consistent with independent studies, as occurring outside the Project site. Wildlife movement impacts have been reduced to less than significant with the incorporation of mitigation measures. Regional movement for these species is not expected to be significantly impacted. With regard to human intervention with large mammals including bear and mountain lions, the Final EIR updated MM 7-17 to require educational materials be distributed that address these large native mammals, indicating they could prey on pets, indicating that no action shall be taken against such native animals, and indicating that pets must be leashed while using designated trail system and/or in any areas within or adjacent to open space, to reduce interaction. Control of stray and feral cats and dogs will be conducted in open space areas on an as-needed basis. See Appendix 2.0-C.Rev to the Final EIR, page C-81. For further discussion regarding these mammals, please see Draft EIR, Section 5.7, Biological Resources, pages 5.7-50 to -54, -63 to -65, -161, -166, and Final EIR, responses to Comments B.4-53 and F.5-8.

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RPC-8	Miscellaneous	It does not take sufficient account of factors such as fire hazard, expansion of Highway 138, increasing traffic and loss of habitat, nor climate change's full impact.	The Commenter's opinion with regard to the adequacy of EIR analysis is noted, was heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for their consideration. However, the County disagrees, noting that the EIR thoroughly and appropriately analyzes fire hazard (see Draft EIR Section 5.3), traffic-related impacts including with regard to SR-138 (see Draft EIR Section 5.10), loss of habitat (see Draft EIR Section 5.7), and climate change (see Draft EIR Section 5.21, consistent with CEQA requirements). This general testimony does not provide specific criticism of EIR analysis, and no further response is required.
RPC-9	Climate Change	Joseph Stewart of the University of San- -- UC Santa Cruz states "Climate is changing faster than species can adapt."	The Commenter appears to be quoting from an article by Kate Stone called Climate Change Threatens California Pikas, posted online for GotScience Magazine on February 4, 2015. Stone quotes Joseph Stewart saying: "The problem is that the climate is changing faster than species can adapt or disperse to new sites." See https://www.gotscience.org/2015/02/climate-change-threatens-california-pikas/ . The County notes that climate change is a global phenomenon and an existing condition affecting the environment, including wildlife species. The Project EIR thoroughly analyzes potential Project-related climate change impacts, and appropriately concludes that despite the incorporation of all feasible mitigation, impacts would remain significant and unavoidable. See Draft EIR, Section 5.21, Climate Change; Final EIR, responses to Comments F.3A-71, F.8-79 to F.8-97, F.8-204, and F.8-235. This testimony does not address the adequacy of the EIR, and no further response is required.
RPC-10	Conclusion	<p>When you consider your vote, please put yourself in the shoes of your grandchildren.</p> <p>Will they remember that you let this treasure be devastated, that we abandoned and betrayed this precious place for profit or tax base, or will they remember that it was saved and protected for them and their grandchildren?</p> <p>This is not the place for a new city.</p> <p>Thank you very much.</p>	The Commenter's opposition to the Project and its location is noted, was heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration. However, the County disagrees with the Commenter's characterization of the Project, noting that the Project was sited and designed to promote regional "smart growth" planning principles established by the Southern California Association of Governments' (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy and the County's Antelope Valley Area Plan for the purpose of sustainably accommodating regional growth projections in a manner that reduces criteria pollutant and greenhouse gas (GHG) emissions and to promote public health. For a more detailed discussion, please see Final EIR, response to Comment F.8-20.

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Margaret Ryan			
RPC-11	Introduction	I'm Margaret Ryan, a retired teacher and resident of the Antelope Valley for more than four decades.	Thank you for your participation in this public process. The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and no further response is required.
RPC-12	Biology	<p>This development is proposed for an area of the last remaining expansive native grasslands in Southern California.</p> <p>Implementation would destroy these remaining large expanses known for springtime displays of native wildflowers.</p>	<p>The Commenter's assertion that all grassland will have been lost if the Project is approved is incorrect. Draft EIR Section 5.7, Biological Resources, discloses the Project's potential impact to grasslands and determines that direct and indirect impacts would be mitigated to a less than significant level, but cumulative impacts to native grasslands would be a cumulative significant impact. (Draft EIR, pages 5.7-158, -162.) Project implementation would include mitigation at a ratio of at least 2:1 for grasslands, resulting in improved functions and values of grasslands on the Project site, in addition to preservation in perpetuity within the Centennial Mitigation Preserve as described in PDF 7-1 on page 5.7-135 of the Draft EIR. Intensive, multi-year grassland studies have revealed that grasslands of equal or greater value occur in vast quantities in the Mitigation Preserve. Please see Final EIR, responses to Comments B.4-17, B.4-43, B.4-63, F.7-22, F.8-124, F.8-125, F.8-127, F.8-128, and F.8-131 for further discussion of grasslands.</p>
RPC-13	Biology	<p>So important is the surrounding area that it is home of the only park set aside to protect the state flower.</p> <p>The Antelope Valley California Poppy Reserve is perilously close to this proposed mega development.</p> <p>During the 2017 poppy season, from March through mid May, more than 150,000 visited Poppy Reserve. The park was swamped, proving that its 1,800 acres are not adequate for the many people passionate about viewing native wildflowers.</p> <p>Mitigation for Centennial must provide provisions to expand the poppy reserve to increase easy access for the public who want to hike and picnic in a public park devoted to protecting wildflowers.</p>	<p>The Antelope Valley California Poppy Reserve is located approximately 22 miles southeast of the Project site. The Project site and the Poppy Reserve are separated by the towns of Neenach and Fairmont. Therefore, the Project is not anticipated to have a significant impact on the preserve, and, therefore, there is no mitigation required to address the preserve.</p>

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		<p>The poppy reserve is already being impacted on its eastern borders by industrial solar development.</p> <p>Development of Centennial will cause the same kind of stresses on the west.</p>	
RPC-14	Biology	Centennial would destroy habitat in the Antelope Valley globally important bird area.	<p>The Commenter's opinion has been heard by the Regional Planning Commission and will be passed on to the Board of Supervisors for consideration. With regard to Project impacts on important habitat for migratory and nesting birds, features which attract such birds have been avoided by the Project and/or are being preserved. This includes Quail Lake, which is entirely avoided by and protected by Project mitigation measures, and features such as grass, scrub, and woodlands, which are retained in large quantities in the Mitigation Preserve and for which the Project identifies further mitigation measures to reduce impacts to the greatest extent feasible. Therefore, there would be no notable interruption in use of the Project site and surrounding areas such as Quail Lake by migratory and special status birds.</p>
RPC-15	Biology	It currently provides habitat for endangered wildlife, including Swainson's hawk, tricolor blackbirds, desert kit fox and more.	<p>With regard to Swainson's hawk, the EIR notes that potentially suitable foraging and nesting habitat for these species occurs on the site and is expected to occur for foraging but not for nesting. (Draft EIR, page 5.7-116.) Project-related impacts to this species would be less than significant with no mitigation; nonetheless, MM 7-2 would further ensure avoidance of impacts. (<i>Id.</i>, page 5.7-149.) The Project site provides suitable foraging and small amounts of suitable nesting habitat for tricolored blackbird, and there are nesting colonies on the Project site. (<i>Id.</i>, pages 5.7-113, -114.) To avoid all direct impacts and minimize indirect impacts to the nesting colonies on the Project site, MM 7-7 is included. With regard to kit fox, this species is not present on the Project site and the EIR therefore appropriately concludes that the Project site would have no impact on this species. See Draft EIR, Section 5.7, Biological Resources, for further information.</p>
RPC-16	Biology	It would destroy not only habitat for native wildlife, but also the remaining connectivity from the Angeles Forest coastal ranges to the Tehachapi Mountains and the Sierra Nevada.	<p>With regard to habitat connectivity and wildlife movement, please see Response to Testimony RPC-4. With regard to habitat loss, the EIR conclusion that habitat loss is not an adverse impact on wildlife resources at a project or cumulative level is consistent with the independent judgment of the scientists and representatives of the six leading environmental groups that signed the Tejon Ranch Land Use and Conservation Plan, as described in Final EIR, response to Comment F.3-12. The AVAP concentrates development within designated EOAs (including the West EOA location of the Project site), which the AVAP EIR</p>

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			concludes is environmentally superior to the development pattern allowed under the former Town & Country Area Plan in relation to multiple environmental resource considerations, including reduced impacts to biological resources. For further discussion regarding habitat loss, please see Draft EIR, Section 5.7, Biological Resources, pages 5.7-145 to -153, and Section 7.0, Cumulative Impacts, page 7-6; Final EIR, responses to Comments F.8-107 and F.8-108.
RPC-17	Affordable Housing	The community formed as a result of Centennial would be another area where families are stressed by long commutes and suffer from inadequate infrastructure and thinly-spread support for social services. If it was easy to place affordable housing adjacent to guaranteed employment centers, that would have already happened in the Santa Clarita and Antelope Valleys, and it most certainly has not.	The Commenter's opinion has been heard by the Regional Planning Commission and will be passed on to the Board of Supervisors for consideration. However, the County disagrees, and notes that the Project is designed to create a complete and balanced community, with appropriate infrastructure and services to be provided, and a mix of housing types affordable at different price points. This testimony does not address the adequacy of the EIR, and no further response is required.
RPC-18	Conclusion	Centennial -- Centennial is wrong for wildlife, wrong for wildflowers and certainly wrong for families. Thank you.	The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and no further response is required.
Johnny Zamorza			
RPC-19	Support	Good morning, Commissioners, staff. Yes. My name is Johnny Zamorza. I've lived in the valley, Antelope Valley, since October of 1970. Prior to that, I raised livestock and alfalfa, loved it here, so I moved here to raise my family and have been here ever since. I still have a lot of family, including grandkids, that love the area as well. I own and operate a roofing and sheet metal business. We have five locations, and our headquarters are here in the Antelope Valley, so	Thank you for your participation in this public process. The Commenter's support for the Project was heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR and, therefore, no further response is required.

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		<p>we've made a commitment to be a part of the community and the valley.</p> <p>I'd like to say I was lucky enough to be a member of the blue ribbon committee that was designated by Supervisor Mike Antonovich, but "lucky" is probably not the right terminology, it was a long-term affair, but what I did learn working with the Department of Regional Planning and the development discussions of the old Town & Country Plan, now called the "Antelope Valley Area Plan," I learned a lot about Centennial and Tejon Ranch that I didn't know before.</p> <p>So as I said, I'm here to be -- to speak in favor of the Centennial project, no questions about it. Centennial's approval is important to the Antelope Valley and to the north area of L.A. County.</p> <p>As Los Angeles County continues to grow, we need to be good stewards of preserving the land and promoting growth in the right locations.</p> <p>Tejon, over the years, has been a great steward of the land, and I know that with the Centennial project, they would continue to be good stewards.</p> <p>This is what Centennial and Tejon Ranch has done.</p> <p>The land set aside as open space, you heard Greg Medeiros say 240,000 acres, that's a lot of land for a company to set aside for open space, but the part I want to refer to is the part that's with Centennial. That's 14,000 acres plus that goes with the Centennial project in L.A. County, so there's lots of room for habitat of all types, be it growing or living.</p> <p>The development is clustered within villages and town centers, and it's adjacent, as we know, to Interstate 5 and also 138.</p> <p>The spec- -- specific plan is the right kind of new development, and it's consistent with the goals</p>	

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		<p>and planning of L.A. County and the Antelope Valley Area Plan.</p> <p>If you look at the approved Antelope Valley Ar- -- Area Plan, there was balance between conservation of our natural open space and the Antelope Valley economic growth.</p> <p>We need both.</p> <p>L.A. County Planning saw this importance, the blue ribbon committee saw it, and it's important that the board of supervisors see it as well.</p> <p>Thank you very kindly.</p>	
Susan Zahnter			
RPC-20	Introduction	<p>My name is Susan Zahnter.</p> <p>I am the director of the Association of Rural Town Councils and also the vice president of Three Points-Liebre Mountain Town Council.</p> <p>And I have a request at this time for an extra minute or two since I'm representing both entities. They may or may not completely agree, but I'd like to be able to say something on behalf of our town council as well.</p> <p>So that's my request, and I hope you can consider that for me.</p>	<p>Thank you for your participation in this public process. The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and no further response is required.</p>
RPC-21	Introduction	<p>Thank you so much.</p> <p>First of all, thank you for the venue here in Lancaster. Our -- the ARTC requested the venue, and we appreciate your consideration in providing it.</p> <p>The association recently voted to provide comments on the project and its final environmental impact review.</p> <p>At this point in time, we're inclined -- inclined to oppose the project based on several factors.</p>	<p>Thank you for your participation in this public process. The Commenter's opposition to the Project was heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR and, therefore, no further response is required.</p>

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RPC-22	Miscellaneous	There are numerous unavoidable significant impacts with regard to air quality, traffic, biological resources, special hazards, water quality, emergency services, public health and further impacts to several town council communities facing direct and indirect impacts resulting from the project as well as cumulative impacts from proposed major infrastructure projects.	The Commenter's testimony has been heard by the Regional Planning Commission and will be passed on to the Board of Supervisors for consideration. The EIR thoroughly analyzes the Project's potential direct, indirect and cumulative impacts on the environment, identifies fully enforceable mitigation measures that reduce impacts to the greatest extent feasible, and identifies impacts for which despite the identification of all feasible mitigation, impacts would be significant and unavoidable. Per CEQA, the Board of Supervisors may determine that the Final EIR has considered the identified means of lessening or avoiding the Project's significant effects and that to the extent any significant direct or indirect environmental effects, including cumulative project impacts, remain unavoidable, such impacts are acceptable in light of the social, legal, economic, environmental, technological and other Project benefits, that override them. See Draft CEQA Findings Regarding the Centennial Specific Plan Project and EIR, and Draft Statement of Overriding Considerations, for more details.
RPC-23	Miscellaneous	<p>We have found that 10 days an inadequate amount of time to review the final impact -- final environmental impact -- impact review, evaluate its mitigations and determine their adequacy and form an appropriate response.</p> <p>The ARTC requested additional time on March 25th via written communication.</p> <p>However, no additional time was allotted for review, and we were informed 10 days were allowed by law.</p> <p>If the EIR had been made available on March 21st, we would have had more than 60 days to review it at this point in time, and this -- this hearing, I wouldn't be asking for more time.</p>	The County has complied with CEQA requirements for consideration of the Final EIR. Following testimony at the June 6, 2018 Regional Planning Commission hearing, the Commission continued public hearing to July 11, 2018, and again to August 29, 2018 to allow further time for consideration.
RPC-24	Miscellaneous	<p>On behalf of the Three Points Council, I would like to say we submitted a letter regarding the signage that was posted on the Highway 138 and the difficulties in accessing that sign and the fact that the dates that were visible to the passing public indicated "March 21st."</p> <p>We visited the site on June 2nd and found the site never updated.</p>	All required public notices regarding the Project have been provided in accordance with applicable legal requirements. Nevertheless, this comment's concerns regarding signage placed at and near the Project site regarding Project hearing date are noted and will be provided to the Regional Planning Commission and Board of Supervisors for their consideration.

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		So I believe the signage has perhaps misdirected the public's idea of when the public hearing was supposed to take place on March 21st and never adequately updated, so I believe that's another point for extending the review period for people to respond and know that they can attend a public hearing.	
RPC-25	Miscellaneous	<p>For our town council, the Antelope Valley Area Plan identified our community, which is right -- the end of our council boundary is at the edge of Quail Lake, so we face the Centennial project in - - in several areas.</p> <p>The plan describes our community as a very remote environment.</p> <p>The Centennial project is in a similar very remote environment, and we wonder how this project can be considered anything other than specific plan sprawl and sustainable or smart growth.</p>	The Project has been situated and designed to promote regional "smart growth" planning principles established by the Southern California Association of Governments (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy and the County's Antelope Valley Area Plan (AVAP) for the purpose of sustainably accommodating regional growth projections in a manner that reduces criteria air pollutant and greenhouse gas emissions and promotes public health while protecting regional open space, Sensitive Ecological Areas and agricultural areas consistent with the AVAP's Rural Preservation Strategy. For further discussion, please see the Final EIR, response to Comment F.8-20.
RPC-26	Miscellaneous	<p>We are -- we're extremely concerned about all of the -- all of the significant impacts that I spoke of earlier, so in order that we have adequate time to review the mitigations, and that was previously -- previously mentioned by the Commission board member, that we request additional time and hope that we'll be able to get that.</p> <p>Thank you so much.</p>	The County has complied with CEQA requirements for consideration of the Final EIR. Following testimony at the June 6, 2018 Regional Planning Commission hearing, the Commission continued public hearing to July 11, 2018, and again to August 29, 2018 to allow further time for consideration.
Merrylou Nelson			
RPC-27	Introduction	<p>Good morning.</p> <p>My name is Merrylou Nelson, and I am commenting today in opposition of this project.</p> <p>At this point in time, I oppose the project based on several factors.</p>	Thank you for your participation in this public process. The Commenter's opposition to the Project was heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR and, therefore, no further response is required.

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RPC-28	Miscellaneous	There are many unavoidable significant factors with regard to air quality, traffic, biological resources, special hazards, water quality, emergency services, public health and many additional impacts to our community.	The Commenter's testimony has been heard by the Regional Planning Commission and will be passed on to the Board of Supervisors for consideration. The EIR thoroughly analyzes the Project's potential direct, indirect and cumulative impacts on the environment, identifies fully enforceable mitigation measures that reduce impacts to the greatest extent feasible, and identifies impacts for which despite the identification of all feasible mitigation, impacts would be significant and unavoidable. Per CEQA, the Board of Supervisors may determine that the Final EIR has considered the identified means of lessening or avoiding the Project's significant effects and that to the extent any significant direct or indirect environmental effects, including cumulative project impacts, remain unavoidable, such impacts are acceptable in light of the social, legal, economic, environmental, technological and other Project benefits, that override them. See Draft CEQA Findings Regarding the Centennial Specific Plan Project and EIR, and Draft Statement of Overriding Considerations, for more details.
RPC-29	Miscellaneous	Additionally, there are cumulative impacts as yet undefined or not yet adequately reviewed as the final documents have not had a substantial final review given the 10-day comment period.	The Commenter's opinion has been heard by the Regional Planning Commission and will be passed on to the Board of Supervisors for consideration. However, the EIR thoroughly analyzes cumulative impacts. See Draft EIR, Chapter 7.0, Cumulative Impacts. This testimony does not provide specific support for this assertion, and no further response is required. The County has complied with CEQA requirements for consideration of the Final EIR. Following testimony at the June 6, 2018 Regional Planning Commission hearing, the commission continued public hearing to July 11, 2018, and again to August 29, 2018 to allow further time for consideration.
RPC-30	Miscellaneous	I strenuously object to planning allowing only 10 days to review such a far-reaching project given its permanent and inevitable far-reaching effects on surrounding rural communities.	The County has complied with CEQA requirements for consideration of the Final EIR. Following testimony at the June 6, 2018 Regional Planning Commission hearing, the commission continued public hearing to July 11, 2018, and again to August 29, 2018 to allow further time for consideration.
RPC-31	Miscellaneous	Antelope Acres will see unavoidable effects such as permanent traffic, noise, air quality and health impacts due to the project itself. Over time, it will drive projected revisions to Highway 138, which, when implemented, will change the face of my community forever and sacrifice at least 16 properties, which mean the loss of 16 family homes to our community, and that is the current projection, not necessarily the final plan.	The Commenter's opinion has been heard by the Regional Planning Commission and will be passed on to the Board of Supervisors for consideration. The EIR thoroughly analyzes and mitigates potential impacts on surrounding areas to the greatest extent feasible. With regard to the Project's relationship to the Northwest 138 Improvement Project, the Northwest 138 Improvement Project addresses significant existing and reasonably anticipated future needs irrespective of Centennial approval

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			and development. Please see response to Comment ADD-F.10-5 for further discussion ¹ .
RPC-32	Miscellaneous	<p>Our community has already been invaded by solar projects, and the entities given the responsibility to protect us have not created a plan to assure that our health and safety are protected.</p> <p>Lancaster City officials and Los Angeles County Regional Planning have allowed all planned solar projects to be completed with no regard to their cumulative effects. There is no oversight to create sane growth in the renewable energy industry.</p>	The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. This comment about separate solar projects does not address the adequacy of the EIR, and no further response is required.
RPC-33	Miscellaneous	Jurisdictional boundaries are adding to this dilemma, as there are no coordinated efforts between the responsible entities to change those conditions.	The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and no further response is required.
RPC-34	Public Health	Emphysema, COPD, asthma and valley fever statistics show a dramatic increase in the Antelope Valley with no change in sight.	The Commenter's testimony is noted, was heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration. The EIR thoroughly analyzes potential air quality and related health impacts of the Project and identifies appropriate mitigation to ensure impacts are reduced to a less than significant level to the greatest extent feasible. Specifically, with regard to Valley Fever, the EIR appropriately analyzes and discloses potential Project impacts related to Valley Fever, including with regard to the condition, potential for Valley Fever spores to be found in soils in the Antelope Valley, the effects of contracting Valley Fever, and risks from possible exposure to both construction workers and Project residents. See Draft EIR, Section 5.3, Hazards and Fire Safety, pages 5.3-13 to -14 and -17 to -19, Section 5.11, Air Resources, pages 5.11-28 and -29, and -64 through -67; Final EIR, responses to Comment F.3-29 through F.3-32, F.3A-5, F.3A-38 through F.3A-45, F.3A-68, F.3A-69, and G.13-1. Implementation of fugitive dust control measures required by AVAQMD and SCAQMD and MMs 3-2 and 3-3 would mitigate impacts related to Valley Fever to be less than significant. See also see response to Comment ADD-F.13-10, which

¹ For responses to comments in letters ADD-C.2, ADD-F.8 through ADD-F.14, and ADD-G.49 through ADD-G.58, please see Responses to Additional Correspondence Received Through August 13, 2018.

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			further revises valley fever mitigation. This testimony does not address the adequacy of the EIR, and no further response is required.
RPC-35	Air Quality	The AVAQMD, which is the lead agency, had no comment when the DEIR was released.	The Commenter's concern regarding lack of AVAQMD comments on the Draft EIR is noted and will be provided to the Regional Planning Commission and Board of Supervisors for consideration. However, AVAQMD does have an important role in the CEQA process for this Project. As described in Draft EIR Section 4.8, Intended Use of the EIR, the County is lead agency for the Project, and AVAQMD is a responsible agency. (Draft EIR, pages 4-102, -110.) Approximately 85 percent of the Project site lies within the Mojave Desert Air Basin, over which AVAQMD has jurisdiction for air quality. Developers and businesses who plan to install equipment with the potential to emit air pollutants, including toxic and hazardous air pollutants, must obtain permits from the applicable Air Quality Management District prior to construction or operation. Examples of businesses and equipment that require permits are gas stations, dry cleaners, emergency generators, boilers for heating and hot water in large buildings, restaurant cooking equipment, and manufacturing facilities. Accordingly, AVAQMD was provided with an opportunity to review the EIR and is expected to use the information in the EIR for consideration of approvals related to and involved in the implementation of the Project. This comment does not specifically address the Project or the adequacy of the EIR, and no further response is required.
RPC-36	Air Quality	The South Coast Air Quality Management District's emissions exceeded the air quality impacts would exceed the CEQA and significant threshold for volatile organic compounds PM 2.5 and PM 10.	The air quality analysis in Section 5.11, Air Resources, of the Draft EIR was conducted based on the methods recommended by the SCAQMD for criteria pollutants and TACs, as discussed on pages 5.11-18 through 5.11-22. Project related air pollutant emissions were evaluated both in terms of contributions to regional air quality and localized impacts to uses proximate to the Project site. As this comment correctly notes, the Draft EIR disclosed that there would be significant and unavoidable air quality impacts related to construction emissions in the jurisdiction of the AVAQMD as well as the SCAQMD. Long-term operational emissions were also found to exceed the AVAQMD and SCAQMD thresholds of significance for regional emissions. However, it should be noted that the South Coast Air Quality Management District (SCAQMD) has reviewed the Centennial EIR and determined that the Project's Centennial Specific Plan "exemplifies [the County's] leadership in promoting sustainable communities development" and "will help reduce emissions from mobile sources, protect the public health from air pollution, and achieve healthful air in the [South Coast Air] Basin" (see Final EIR, Comment D.4-2).

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Larry Grooms			
RPC-37	Support	<p>Oh, hi.</p> <p>I'm Larry Grooms.</p> <p>I'm a resident of Lancaster, and I'm speaking in support of the Centennial project both for myself as an individual and on behalf of associates in the central valley part of biz-fed.</p> <p>The master-planned Centennial community will be a key asset in the economic, social and environmental future of the entire Antelope Valley region, which includes technology job hubs in both northern Los Angeles and southeastern Kern Counties.</p> <p>Centennial's location puts it within easy reach of growing job markets, 50 miles to Bakersfield, 35 miles to Santa Clarita, 36 miles to Lancaster, 42 to Palmdale, 52 to Mojave Air and Space Port and 57 miles to the main base of Edwards.</p> <p>By virtue of its location alone, the future community of Centennial already has immediate proximity to the Interstate 5 freeway north and south, and State Route 138, already in planning for expansion, will provide a long-needed and economically beneficial east-west connectivity for the entire southern and central California regions.</p> <p>The 19,000-plus homes to be built in Centennial over 20 years or more will assure high quality of life housing remains available and affordable in our area.</p> <p>Centennial is already a carefully crafted component of the Los Angeles County Antelope Valley Area Plan adopted in 2015. That plan provides a balance for economic opportunity and conservation, and it designates Centennial and the westerly economic opportunity area, including its land use for residential, commercial, light</p>	<p>Thank you for your participation in this public process. The Commenter's support for the Project has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR and, therefore, no further response is required.</p>

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		<p>industrial development as well as significant conserved open space.</p> <p>That said, Centennial does not exist in a vacuum.</p> <p>It will interact with the entire region and have effects, and most of those, on balance, will be in a very positive manner.</p> <p>In the long term, this sustainable, environmentally friendly and largely self-sufficient community will transform what was once a place considered to be in the middle of nowhere into a crossroads in the middle of everything north, south and east.</p> <p>Thank you.</p>	
Diane Carlton			
RPC-38	Support	<p>Good morning.</p> <p>My name is Diane Carlton, and I am a lifelong resident of the Antelope Valley. I was born here, I have raised my family here, and all of that has been spent in the western portion of the Antelope Valley near where Centennial will be located.</p> <p>I am here to speak in support of the project.</p> <p>I believe it to be an outstanding project based on the fact that I have worked with regional planning for many years on different county ordinances and zoning, particularly in areas that pertain to the Antelope Valley.</p> <p>I am committed to keep doing so to make sure the Antelope Valley continues to reach its potential, its goals of economic growth and affordable housing, which will allow families to continue to live and play in the Antelope Valley.</p> <p>I applaud the Regional Planning Commission for the work that they have done, for the staff who has worked diligently these many years on -- with Centennial in preparing this EIR and the draft before you today.</p>	<p>Thank you for your participation in this public process. The Commenter's support for the Project has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR and, therefore, no further response is required.</p>

Testimony No.	Environmental Topic	Testimony	Response to Testimony
		<p>Centennial has done this to make sure that the project is something that everyone in the Antelope Valley can be proud of.</p> <p>I'm very excited for the new services that this project will bring.</p> <p>It will bring new fire stations, sheriff's substation, schools, a library, parks, things that are much needed in the western part of the Antelope Valley and currently are lacking. In fact, some schools have closed, so students are bused long distances.</p> <p>Centennial will also provide jobs for the future. This is something that every area needs, and ours is no exception.</p> <p>When I review the specific plan and see that -- the standards for village centers, open space parks and transportation mixed in with housing and community living and inclusion of the bike paths, I am happy the county has listened to what the residents of the Antelope Valley want, as evidenced in the plan.</p> <p>I hope you will approve the Centennial Specific Plan and take the recommendations of staff to heart and know that this project is what -- something that is truly needed in the Antelope Valley.</p> <p>Thank you.</p>	
Sarah Tyndall			
RPC-39	Support	<p>Good morning.</p> <p>My name is Sarah Tyndall, and I have been a resident of the Antelope Valley all of my life.</p> <p>I am here speaking on behalf of the Palmdale Chamber of Commerce, and we are here in full support of the Centennial project.</p>	<p>Thank you for your participation in this public process. The Commenter's support for the Project has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR and, therefore, no further response is required.</p>

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		<p>As you know, Centennial lies within the west economic opportunity area.</p> <p>In the Antelope Valley Area Plan, an op- -- economic opportunity area is defined as a location that has significant opportunities for growth and economic development.</p> <p>Centennial will take full advantage to ensure the necessary growth and economic development is brought to the area.</p> <p>19,000 new homes will bring a significant boost to our local economy. 23,000 permanent jobs will be brought to the Antelope Valley, which will contribute \$21.5 million in surplus for the County of Los Angeles.</p> <p>Centennial is the growth that our working and middle class families need to be able to own their first home.</p> <p>Centennial is the sustainable community that residents will be able to live and work at.</p> <p>The economic viability of our region depends on smart community planning, and that is exactly what the Centennial project will bring to the Antelope Valley.</p> <p>The Palmdale Chamber requests your approval today.</p> <p>Thank you.</p>	

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Richard Skaggs			
RPC-40	Support	<p>Good morning, Commissioners.</p> <p>I'm Richard Skaggs.</p> <p>I represent the Oso Town Council and the Neenach area, and we are adjacent to the project itself, and we're in fully support of the project.</p> <p>Tejon Ranch has been a very good neighbor forever. I've been there since '03, and we enjoy the help they've been giving to the community.</p> <p>The project itself, I'm not going to repeat everyone because I think that Linda said it all, I think the most important thing to our community is the safety.</p> <p>Our Highway 138, we have several people in our community that were killed on this highway, and with the new highway coming in once they start this project, I think it's going to be much better, safer for our community. I think it's a shame when you lose human beings in our community like this.</p> <p>Also, the other thing is the sheriff substation. We've been trying to get a substation in our community for the last 20 years. The sheriff works out of his car.</p> <p>So again, all these things, with outsiders, they don't understand that we're in a community with no services. We have to drive to Lancaster. We have to drive to Palmdale.</p> <p>So with this project, it's going to be a great project for our community of 840 people, and we're the closest to the project, and we've been working very closely with the Centennial -- Centennial people for many years, and we're in fully support.</p> <p>Thank you very much.</p>	<p>Thank you for your participation in this public process. The Commenter's support for the Project has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR and, therefore, no further response is required.</p>

Testimony No.	Environmental Topic	Testimony	Response to Testimony
Brett Tremaine			
RPC-41	Support	<p>Yes.</p> <p>Good morning, Mr. Chairman, and members of the Commission.</p> <p>My name is Brett Tremaine.</p> <p>I am partners with Ed Roski with Majestic Realty.</p> <p>And so I appreciate all of you taking the time to hear public comment today.</p> <p>We -- as many of you may know, we authored a letter back in March in -- in support of the project, and we believe in the growth of northern Los Angeles County.</p> <p>I think many of you may know, we've -- we're a long-time, family-owned-and-operated business in Los Angeles County, we've been here since 1948, and we own and operate approximately 80 million square feet of industrial, manufacturing and warehouse space in this community.</p> <p>We -- we believe in Tejon Ranch, and I will share with you that we are investors in that project, we have built a facility up in Tejon Ranch, and we've also purchased an existing asset there, so we're committed. I'm not just here speaking on behalf of Tejon Ranch, but we're actually in that community and -- and are invested in it already.</p> <p>When we go into communities, we look at a lot of different aspects. We look at transportation, we look at labor, and the aspects along that are also housing, and we're very, very confident in that marketplace in Tejon Ranch, we think it's a great growth spot for L.A. County, but we do see a need for affordable housing and housing that will complement the growth of job creation in that area.</p> <p>So as we sit here today, we look at the affordable housing aspect as a balance to the community.</p>	<p>Thank you for your participation in this public process. The Commenter's support for the Project has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR and, therefore, no further response is required.</p>

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		<p>These are live-work environments. We see it as a place where first-time buyers can come in and that they can actually live in an environment where they work, where they're not sitting an hour and a half on the freeways driving in, but they can be employed in a community and work in a community and shop and have kids in schools and -- and make it a -- kind of a thriving not only a commerce, but a residential place.</p> <p>And so I will tell you that we -- we see it, frankly, as, in effect, the missing link up there to see this residential growth occur and to see the affordable side of that.</p> <p>If you look at the demographics of the people that are within our properties and our tenants, there's a nice balance of entry-level jobs and higher-level executive jobs in -- in multiple disciplines, both technical, and we see more and more high-skilled jobs within these facilities because there's so much technology involved, and we see that a community like this will really support that.</p> <p>So I would -- maybe just in a brief closing comment, we have been involved with the executive team at Tejon Ranch for many, many years now, we're formerly partners with them, and they're good people. They are such that they stand up and do what they say they're going to do, and they're very good stewards of the ranch, and there's been a lot of decisions when we've been involved with them where they've made long-term decisions.</p> <p>And so I think that this is a project that will complement the ranch long term and the growth of L.A. County.</p> <p>So on behalf of myself and of course Ed Roski and Majestic, we are in favor of the project, and we would ask for your support and your vote.</p> <p>I thank you.</p>	

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Justin Rockey			
RPC-42	Support	<p>Thank you.</p> <p>And good morning.</p> <p>My name is Justin Rockey, and I'm the Vice President of Operations for Progression Drywall Corporation, a larger union drywall contractor. We are actually based out of Lancaster.</p> <p>I've been a resident of the Antelope Valley since 1978, two days after my birth date, so I'm nowhere near retirement, but I'm here today to express my positive im- -- impact and flow on this project.</p> <p>I've sat in meetings on this project since the beginning, in 2002 in the Antelope Valley when this first came about, so I'm happy to be here today and support it.</p> <p>One of the things that is crucial, as some people have said in support today, is that this will create local jobs for employees that are spending a tremendous amount of time away from their families.</p> <p>You know, I have 385 employees on payroll this week, and most of them live in Lancaster and spend most of their life on the freeway.</p> <p>Even myself today, I'm upset that I couldn't be on the Skype from Lancaster. I was up at 4:00 in the morning to get down here for a 9:00 o'clock meeting. It's 69 miles from my house to here, and it takes more than two and a half hours to make sure you're on time for something of this importance.</p> <p>So along the lines of that, you know, they're talking about creating 25,000-plus construction jobs in this area with this project.</p> <p>I think that it -- it is not -- it is very well thought out. I think that there's obviously much work to be</p>	<p>Thank you for your participation in this public process. The Commenter's support for the Project has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR and, therefore, no further response is required.</p>

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		<p>done, you know, there is a cre- -- a huge body of work done, but a huge body of work to do, but their plan will provide an opportunity to boost our local economy and the surrounding business because the expenditures are going to be kept internal and local. I think that we're looking at a possibility of keeping local work force up there off the freeway, which lessens car accidents, gives people time to just be at home and give their kids help with their homework, and I think you'll see divorce rates go down, and I'm speaking -- I'm speaking of this from -- I manage hundreds of people that are -- their lives are very much affected by having to be on the freeway, and if anybody in this room can be familiar with that, they know.</p> <p>Centennial is designated in the west economic opportunity area in L.A. County's Antelope Valley Area Plan, which was approved by the board of supervisors in 2015. It's consistent with the AVAP and intent of the economic opportunity of area, Centennial would accommodate sustainable growth in the Antelope Valley.</p> <p>The fact of the matter is it is a beautiful place. I happen to be a resident of the Antelope Acres in Lancaster with a full operating horse ranch with cattle and horses and dogs that bark and all of that, so I see that side of things, but I also see the side of things of the people, and I think that this is a huge opportunity to take care of many, many people.</p> <p>I do believe that the senior housing thing was a very good point brought up. My drywall company, we do a tremendous amount of affordable housing, low income, veterans, senior, that's kind of the nature of my business, very much prevailing wage, so I do see that side of things.</p> <p>But all in all, I think that this will connect the Antelope Valley to the Central Valley and create huge, huge economy in that area and huge</p>	

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		<p>growth, and -- and I think all in all, it will help the human kind in that area as well.</p> <p>So thanks for having me, and please consider it.</p>	
RPC-43	Miscellaneous	<p>COMMISSIONER MODUGNO: And -- and I appreciate the fact in terms of since I live along the I-5 corridor, in fact a mile away from it and have to get -- fight with the traffic with the trucks, appreciate that the labor, if you were successful in winning the job of doing some of the work on this project, will be coming from -- mostly from Lancaster across the 138 in, where would materials come from?</p> <p>Where do you bring your drywall in from?</p> <p>Would it be coming from Los Angeles north or be coming south, or would it be coming east, sort of east?</p> <p>JUSTIN ROCKEY: The -- the major- -- the majority of our drywall materials come from Las Vegas, so you're talking about coming right through that freeway right there.</p> <p>COMMISSIONER MODUGNO: So potentially across the 15 and then up through 138, 14 across --</p> <p>JUSTIN ROCKEY: Right down the 14, get off on Avenue D, the 138 out there.</p> <p>And the one gentleman that spoke from Lancaster talking about the 138 freeway, anybody that's driven it knows it needs work. It has -- there has been numerous people killed on that corridor. It is -- I live on Avenue I, and that's Avenue D, so if anybody checks the map, not very far at all.</p> <p>And I -- I'm telling you there is very, very much need for this work. It's going to create a tremendous amount of infrastructure. It's going to create a tremendous amount of work in the area.</p>	<p>The Commenter is thanked for their participation in this public process, and their response to Commissioner Modugno's question. The County notes that the Commenter has not been selected as a provider for Project construction materials. Further, MM 21-21 requires contractors to use locally available and recycled building materials, provided such materials meet all applicable Building Code and other requirements, and are readily available and comparably priced to assure such materials do not increase the cost and decrease the affordability of housing or community infrastructure. See Final EIR, Appendix 2.0-C.Rev, page C-164.</p>

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		<p>I -- I enjoy the Tejon Ranch. I actually have a horse that -- te- -- Tejon is in the horse's name. It came from that ranch. We go there. We ride horses there.</p> <p>This side of the project is not even really going to be affecting the ranch side of the project, I mean - - okay.</p> <p>COMMISSIONER MODUGNO: I -- I didn't want to get --</p> <p>JUSTIN ROCKEY: Yeah.</p> <p>Don't get me wrong.</p> <p>I --</p> <p>COMMISSIONER MODUGNO: We have a lot of people here.</p> <p>I just want to get answers to --</p> <p>JUSTIN ROCKEY: But -- there's a lot of people to speak, but anyways --</p> <p>COMMISSIONER MODUGNO: Okay.</p> <p>JUSTIN ROCKEY: -- the materials will be -- most of my materials will be coming from Vegas, and a lot of materials do come through the Vegas route that way.</p>	
Melissa Lippencott			
RPC-44	Introduction	<p>My name is Melissa Lippencott.</p> <p>And I oppose the Centennial specific plan.</p>	<p>Thank you for your participation in this public process. The Commenter's opposition to the Project has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR and, therefore, no further response is required.</p>
RPC-45	Biology	<p>Creation of a new city in a currently undeveloped remote portion of northwest L.A. County far from jobs and situated in a unique ecological area with remarkable wildlife habitat and plant diversity will have severe environmental impact despite the less than significant environmental impact finding</p>	<p>The Commenter's disagreement with EIR impact significance conclusions with regard to biological resource impacts is noted, was heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration. However, the County notes that Section 5.7, Biological Resources, and Section 7.0, Cumulative Impacts, of the Draft EIR thoroughly and appropriately analyzed impacts to biological resources consistent with CEQA requirements, relying on extensive expert</p>

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		in the south county plan, impacts to sensitive habitat, including vast amounts of native grassland, wildflower fields and their associated pollinators, rare plants, oak woodlands, in addition to multi- -- abundant wildlife in the area. This project would result in loss of wildlife habitat, loss of wildlife corridor -- corridors. It's surrounded by significant ecological areas and -- I get so nervous. It -- it's surrounded by significant ecological areas, and it's in a unique transition zone.	study. For further discussion with regard to habitat loss, please see Final EIR, responses to Comments F.8-108 and F.8-109. With regard to grasslands and wildflowers, please see Final EIR, responses to Comments B.4-17, B.4-43, B.4-63, F.7-22, F.8-124, F.8-125, F.8-127, F.8-128, and F.8-131. With regard to rare plants, please see Final EIR, responses to Comments F.8-128 through F.8-131. With regard to oaks and oak woodlands, please see Draft EIR, responses to Comments A.2-7, B.4-50, B.4-41, and F.8-132 through F.8-125. With regard to wildlife movement and connectivity, please see Final EIR responses to Comments B.2-3, B.4-34 to B.4-37, B.4-56, B.4-57, B.4-75, F.3-23 to F.3-25, F.3A-32 to F.3A-34, F.5-2, F.7-22, F.8-109, F.8-110, and F.8-165 through F.8-169.
RPC-46	Traffic Greenhouse Gas	This project and the cumulative impacts of the Grapevine and Tejon Mountain Village Project would result in increased traffic, long commutes to L.A., a freeway already clogged with traffic, increased greenhouse gas emissions and resulting in climate change, air pollution, edge effects. Edge effects.	This testimony was heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. The EIR thoroughly and appropriately analyzes and discloses potential impacts on surrounding areas consistent with CEQA requirements and identifies all feasible mitigation to reduce such impacts. That includes cumulative impacts, discussion of which can be found in Draft EIR Section 7.0, Cumulative Impacts. This testimony does not address the adequacy of the EIR, and no further response is required. With regard to edge effects, please see Response to Testimony RPC-47.
RPC-47	Biology	So these -- these projects are surrounded by significant ecological areas. You have Angeles National Forest, we have the Los Padres National Forest, we have Tejon Ranch. All of these areas are significant because of their wildlife habitat and rare plants and rare and sensitive wildlife species, so the edge effects include things like increased fire intervals, trash, pets, well, just increased human use on these sensitive areas.	This testimony was heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. The EIR thoroughly and appropriately analyzes and discloses potential edge and/or indirect impacts on surrounding areas consistent with CEQA requirements and identifies all feasible mitigation to reduce such impacts. The Project site's development areas and preserved areas have been specifically chosen with the intent to minimize edge effects so that the biological resources within them are not jeopardized by the Project or potential future development in the region. For further discussion of edge effects, please see Draft EIR, Section 5.7, pages 5.7-54, PDF 7-1 at pages 5.7-136 and 5.7-160, This testimony does not address the adequacy of the EIR, and no further response is required.
RPC-48	Hazards Biology	I mean Valencia and Santa Clarita, great examples. Every -- every open space area around those cities has burned in the last five years, and so we have this wildlife habitat surrounding these -- these new developments, and they burn down, and where are the wildlife going?	With regard to fire, the EIR appropriately evaluates the Project's potential fire safety impacts under two thresholds of significance. First, the Draft EIR considers whether the Project would expose people or structures to a significant risk of loss, injury or death involving fires because it is located (i) within a Very High Fire Hazard Severity Zone (VHFHSZ), (ii) within a high fire hazard area with inadequate access, (iii) within an area with inadequate water and pressure to meet fire flow standards, or (iv) within proximity to land uses that have the potential for dangerous fire hazard.

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			Second, the Draft EIR considers whether the Project constitutes a potentially dangerous fire hazard. The Draft EIR determined that, with implementation of MM 3-9, Project impacts related to fire hazards would be less than significant under both applicable thresholds of significance. The Draft EIR concluded that Project impacts related to fire safety would be less than significant only after taking into consideration (i) Project site access, (ii) Project site water flows, (iii) Project site topography, (iv) Project site vegetative cover, (v) existing and proposed regulatory controls, (vi) existing mutual aid agreements between federal, state, and local fire safety service providers, and (vii) Project improvements and mitigation measures related to landscaping and vegetation management, building construction, circulation, public utilities, and fire protection services, including but not limited to MM 3-9. Specifically, with regard to protection from fire for surrounding open space areas and wildlife residing there, MM 3-9 requires implementation of a Fuel Modification Plan, whose major components will ensure a minimum 20-foot setback from the edge of any structures; an irrigation and transition zone from 20-100 feet away, and native brush thinning zone between 100 and 200 feet away from structures. For further details of fuel modification requirements, please see Draft EIR, Section 5.3, and Final EIR, responses to Comments A.2-6, F.8-63, and F.8-64.
RPC-49	Biology	We need -- we need a buffer between these residential areas and these wilderness areas, and -- and that -- that isn't included in any -- any of the plan. Despite the fact that they're, you know, protecting these areas, it's still going to be directly impacted by these projects.	The Commenter's requested buffer between development and open space is included in the Project. The Project requires implementation of a Fuel Modification Plan per MM 3-9, whose major components will ensure a minimum 20-foot setback from the edge of any structures; an irrigation and transition zone from 20 to 100 feet away, and native brush thinning zone between 100 and 200 feet away from structures, to reduce fire events and protect open space areas. For further details of fuel modification requirements, please see Draft EIR, Section 5.3, and Final EIR, responses to Comments A.2-6, F.8-63, and F.8-64.
RPC-50	Conclusion	So anyway, by approving the Centennial project, you would increase sprawl, increase traffic, increase fire frequency, increase use of water in an already -- in an area that's already -- has very little water, increase air pollution, increase climate change, destroy beautiful, natural open space and our beautiful state, decrease wilderness, decrease wildflowers, decrease pollinators, decrease wildlife, destroy habitat, remove wildlife corridors, increase roadkill.	The Commenter's opinion is noted, was heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration. The Commenter's opposition to the Project is noted. The EIR thoroughly analyzes and discloses potential impacts with regard to all topics raised by the Commenter. Further, the County disagrees with the Commenter's characterization of the Project. The Project does not constitute sprawl. Rather, the Project has been situated and designed to promote regional "smart growth" planning principles established by the Southern California Association of Governments (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy and the County's Antelope Valley Area Plan (AVAP) for the purpose of sustainably accommodating regional growth projections in a manner that reduces

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		<p>Oh, I'm finished?</p> <p>Okay. Thir- -- 30 seconds or -- okay.</p> <p>Oh, no.</p> <p>That's it. That's it.</p> <p>I think I've made my point.</p> <p>Thank you.</p>	<p>criteria air pollutant and greenhouse gas emissions and promotes public health while protecting regional open space, Sensitive Ecological Areas and agricultural areas consistent with the AVAP's Rural Preservation Strategy. For further discussion, please see the Final EIR, response to Comment F.8-20.</p>
Mike McMillen			
RPC-51	Support	<p>Thank you, Mr. Chair, other members of the Planning Commission.</p> <p>Good morning.</p> <p>My name is Mike McMillen.</p> <p>I'm Vice President of the TRI Pointe Group.</p> <p>We are a land development and home building company.</p> <p>I am here today to speak in favor of the Centennial project as well as to share some of the economic benefits of the project.</p> <p>As mentioned a couple of times today, we are in the midst of a housing crisis. We're seeing both high demand as well as an imbalance of the housing shortage that's going on today in the market, but more importantly, we're seeing a need for more price-attainable housing to serve the families throughout L.A. County.</p> <p>Both the -- both the working class and middle class families have a desire to get into home ownership, and we believe the cen- -- Centennial project will take a significant step to resolve this issue.</p> <p>In addition, Centennial provides substantial economic benefits. Some of these will include new jobs, income for local community as well as</p>	<p>Thank you for your participation in this public process. The Commenter's support for the Project has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR and, therefore, no further response is required.</p>

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		<p>a -- an opportunity for residents and to generate tax revenue for local governments.</p> <p>Interesting to note, a local study was conducted recently by the National Association of Home Builders. They took a look at the one-year impact related to just 100 single-family homes, and the results are pretty astonishing. The results show that the 100 units on an annual basis generate about \$30 million in local income as well as almost \$4 million in tax revenue, but equally as important will create almost 400 jobs in the local community.</p> <p>If you extrapolate this data to the over 19,000 homes that are projected to be built at the Centennial project, the project itself will generate over \$30 million in tax revenue on an annual basis in surplus to the county as well as also generate over 20,000 permanent jobs on a long-term basis. That's pretty significant.</p> <p>As I sit here today, we all know we have this housing crisis. We must alleviate this.</p> <p>More importantly, we think there's a real opportunity here to provide housing and home ownership to the residents throughout L.A. County.</p> <p>We believe Centennial will accomplish this goal.</p> <p>To conclude, I just want to make note that this project is consistent with the Antelope Valley Area Plan.</p> <p>And so with that said, today I ask for your support and recommend your approval of this project today.</p> <p>Thank you.</p>	

Testimony No.	Environmental Topic	Testimony	Response to Testimony
Anne Burnaugh			
RPC-52	Support	<p>Thank you very much.</p> <p>My name's Anne Burnaugh.</p> <p>I've been a resident of the Frazier Park mountain communities for over 30 years, and for the past 20 I've been the director of the Mountain Communities Family Resource Center in Frazier Park, so when I say that I have a sense of the communities that I've lived in and that -- the people I've served, I think I have credit to do that.</p> <p>We are providing services from local resources and from county -- Kern County and Los Angeles resources for our communities.</p> <p>We are enriching our families, enhancing our community and empowering our youth.</p> <p>We are an unincorporated area, and very little planning or vision ever took place for these areas.</p> <p>Because of that, and what started out as some hunting cabins, some second homes for families to get out of the city, we now have dirt trails that our fire department can't even get up to to be able to put a fire out on a house. They weren't built for that. There was no vision and no planning.</p> <p>Medical services, there's nothing there 24 hours. There's an ambulance service that will take you off the hill, but that's quite a -- quite a trek.</p> <p>Minimal jobs. Our youth don't really have opportunities. What I've found is when you give people opportunities, they really prosper. Well, our youth don't have opportunities in the areas, so if you want to work at a fast food place, rock on, you got it, plenty of those.</p> <p>But Centennial -- Centennial is a planned, you've heard that many times, we are at the planning</p>	<p>Thank you for your participation in this public process. The Commenter's support for the Project has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR and, therefore, no further response is required.</p>

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		<p>department, it's a planned and has vision of what it's going to look like and what it's going to do.</p> <p>For me, I'm very excited for our youth and our young families who want that opportunity to have more jobs and more services medical-wise.</p> <p>So what I say to you: It's going to change lives in our area, and it's going to save lives, not only this generation, but the generations to come.</p> <p>So I love the fact that I live there, I can look up at night, and I can see the stars, and I choose to live there, but there's going to be a time in my life that I'm not going to be able to live there, that I'm going to need a location that's in a city that has the facilities that you and I will all need some day.</p> <p>I hope we all make it that far; right?</p> <p>So thank you very much for your time. I really appreciate it.</p> <p>I hope I've hit all the points that I want to, and I'm going to let somebody else go next.</p> <p>Thank you.</p>	
Frank Williams			
RPC-53	Support	<p>Well, thank you.</p> <p>And good morning, Chair, and Regional Planning Commission.</p> <p>My name is Frank Williams, and I'm in support to show my support for the Centennial project.</p> <p>I'm a volunteer.</p> <p>I'm glad you brought that up because I'm an advocate of housing and creating wealth through home ownership.</p> <p>And to add Mr. Modugno's credit -- credit, there was a question regarding the seniors, and I just want to let you know that I'm so proud to be a</p>	<p>Thank you for your participation in this public process. The Commenter's support for the Project has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR and, therefore, no further response is required.</p>

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		<p>resident of Los Angeles County that we exercise Propositions 60 and 90 that elderly members over 55 can take their property tax base, trended base with them to this new project choo- -- so they choose to move into this project, which is a tremendous asset to a lot of families.</p> <p>And those families that are trying to become home ownership, I'm also proud that you have the unique privilege of changing the path of many generations.</p> <p>By creating wealth through home ownership, you offer -- you offer families the opportunity to provide for other things like education, maybe investing in their own retirement, also maybe investing in a small business.</p> <p>The people that you're helping today are small business owners. They're Angelenos that are looking right now for a house.</p> <p>There are hundreds of families right now that have the ability by today's standards, by today's underwriting standards, the most stringent in my career, and I have more than 28 years of experience in finance, and I could tell you they're looking for a home that they can qualify for by today's underwriting standards, and they cannot find it, and we're talking about just regular families that have regular jobs, regular self-employed people that get up every day that are paying more than 50 percent of their gross income to rent, they're paying rent to corporations that are moving into neighborhoods.</p> <p>And I'm proud that the Centennial project has actually reached out to our organization, The 200, which is a statewide advocacy of creating wealth through home ownership on their concerns over making sure that owner-occupied home ownership is a priority for them and at every level.</p> <p>Many times when projects are designed, they look to try to see what the big picture is, and</p>	

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		<p>really what it is I see this project that was really designed with one family at a time, one family at a time that has an opportunity to buy their own home, that a child can go to their own school, that over the course of their generation know one home and have ability for that family to transfer that wealth from one generation to another.</p> <p>And the fact that this project has sustainable housing and other parks, I mean we cannot even build a park in Los Angeles County right now.</p> <p>I'm going to tell you the fact that they're so generous with the amount of open space and concern for bike path, and as a fellow cyclist, I appreciate the paths that they're doing out there because it also adds to our health and the things that I put on there with regards to health and improving our environment, of course it's less commuting.</p> <p>Again, thank you.</p> <p>And I just leave with this.</p> <p>If not now, when, and if not here, where?</p> <p>Thank you.</p>	
Candace Huskey			
RPC-54	Support	<p>Good morning.</p> <p>My name is Candace Huskey, and I'm a neighbor of Tejon Ranch. I'm also a registered nurse, and I'm president of a non-profit animal shelter called "Shelter on the Hill."</p> <p>Tejon Ranch has been a great neighbor and supporter of our local mountain communities.</p> <p>Ms. Burnaugh outlined for you the difficulties that our mountain communities Frazier Park, Lebec, Gorman and others have -- have had over the years in trying to provide jobs and job opportunities.</p>	<p>Thank you for your participation in this public process. The Commenter's support for the Project has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR and, therefore, no further response is required.</p>

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		<p>For 25 years, I've watched Tejon Ranch invest in our local communities to fund local youth programs and to support animal care and adoption.</p> <p>I first learned of the ten -- Centennial project about 15 years ago, and I have been eagerly awaiting the benefits that it is bound to bring to our mountain communities.</p> <p>The job creation, the health care facilities, retail opportunities, housing and other public benefits are very much needed in our area, and Tejon Ranch has a record of doing things the right way.</p> <p>A personal passion of mine is the rescue of lost and abandoned animals from the streets and finding new homes for them.</p> <p>Many years, there was no place in our area to house lost and abandoned animals.</p> <p>Tejon Ranch was eager to partner with the community and with us to achieve the goal of rescuing local strays.</p> <p>I'm happy to say that because of many people's efforts, and that certainly includes the ranch, we opened a shelter in 2014, and since then, we've adopted out over 700 dogs and cats into new homes.</p> <p>I know Centennial will be a huge benefit to our community, and it will be done with excellence because excellence is what Tejon Ranch does in all its endeavors.</p> <p>I encourage you to recommend approval for the Centennial project and allow us local residents to experience the benefits of this much needed community.</p> <p>Thank you.</p>	

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Troy Hooper			
RPC-55	Support	<p>Good morning.</p> <p>My name is Troy Hooper.</p> <p>As Chairman of the Board of the Santa Clarita Valley Chamber of Commerce, I'm here to speak in favor of the Centennial project.</p> <p>The chamber recognizes the need for responsible growth.</p> <p>Centennial will bring 23,000 permanent jobs to the area and a 21 and a half million dollar surplus to the County of Los Angeles.</p> <p>The Los Angeles Economic Development Corporation has studied the Centennial project, and I would like to review a few of the findings.</p> <p>The LAEDC reports that Centennial will generate \$3.1 billion in annual total output in -- into L.A. County, 22,470 permanent jobs in L.A. County, \$1.4 billion in annual labor income in L.A. County and 471.7 million in annual federal, state and local taxes. These numbers are an astounding boost to L.A. County.</p> <p>In addition, Centennial -- Centennial has been designed in such a way that its residents can live and work in a sustainable, self-contained community, which is desperately needed across L.A. County.</p> <p>Lastly, for Centennial to provide housing and commercial in one area allows for a boost in the local economy because expenditures will be kept internal.</p> <p>Centennial will accommodate sustainable growth throughout the Antelope Valley and L.A. County as a whole. The county's general plan includes Centennial as an appropriate location for growth.</p>	<p>Thank you for your participation in this public process. The Commenter's support for the Project has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR and, therefore, no further response is required.</p>

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		<p>We urge you and your department to expedite as quickly -- expedite and quickly move this project through the final stages of approval.</p> <p>Approval for this plan is crucial.</p> <p>Thank you.</p>	
Wendy Heffernan			
RPC-56	Support	<p>My name is Wendy Heffernan, and I am a native Californian. I have lived in L.A. County for over 60 years. My family grew up starting in the metro L.A. area, and my dad decided to move out to the San Fernando Valley to Granada Hills where he could afford a home. As I got married and decided to start my family, I moved to the master-planned community of Santa Clarita where I've lived for over 20 years, not as long as the Commissioner here, but still enough to be called a long-term resident.</p> <p>I'm here in support of the Centennial project.</p> <p>I have three adult sons.</p> <p>I took the day off work today so I could come talk to you about where are they going to live.</p> <p>They can't afford to live in Santa Clarita.</p> <p>I don't want them to move out of the state and move somewhere else.</p> <p>I'd love them to have a place like Centennial where they can live, they could raise their children, they have access to recreation and access to me so I could be close to them.</p> <p>Important; right?</p> <p>In addition, I work at an over 55 community in Santa Clarita, and I understand the importance of senior housing, and I hope, as this project moves forward to the tentative maps, there is an</p>	<p>Thank you for your participation in this public process. The Commenter's support for the Project has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR and, therefore, no further response is required.</p>

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		<p>opportunity to revisit the fact of need for that kind of housing in that community.</p> <p>Conversely, I would look at a -- a community like Centennial, as I downsized from my house now that I have an empty nest, and look at it as a place to live close to my children who may hopefully still stay in California, and as a senior, I won't have to leave California to go find somewhere else to retire, as many of my friends and many retirees are leaving the state to go somewhere else.</p> <p>The importance of a place like Centennial, close to the city, Santa Clarita, and also as part of L.A. County is vital, and I'm here to please ask you to support the project.</p> <p>Growth is important, and it's actually necessary, but well-planned communities with business, recreation and varying kinds of housing are critical going forward.</p> <p>You can't open the paper or listen to the news without hearing about the housing shortage, and Centennial is an option that I think we need to consider, and I hope that you vote to approve the project.</p> <p>Thank you.</p>	
Lisa Ballentine			
RPC-57	Support	<p>Good morning.</p> <p>My name is Lisa Ballentine, and I've lived in the Antelope Valley for over 40 years, I've been a resident of Neenach for over 27 years, so I'm very vested in this project.</p> <p>I was one of the original cabinet -- community cabinet members when Greg came out with his team asking for volunteers in the community for their input, and I figured better to be on the side to give our information on what we would like to</p>	<p>Thank you for your participation in this public process. The Commenter's support for the Project has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR and, therefore, no further response is required.</p>

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		<p>see than to oppose it and not have any input at all.</p> <p>So for the past 10 -- over 10 years, I've had big stakes in this because I want to see it prosper.</p> <p>My husband works for L.A. County Fire Department, he's been there for over 30 years, and because of that, we have, at times, been the only medical out there for our neighbors. They knew that, I've gone through a lot of the training to be a call man for the fire department, and so we have gotten the phone call after they've called 911 because the response time for our area is a minimum of 30 minutes. That's if they're not on another call. That's medical.</p> <p>For sheriff's department, it's 40 minutes or longer.</p> <p>So that was most important to me in seeing this project come. You know, to -- to have somebody die in your arms because we don't have anybody coming in enough time, we don't have the emergency services that everybody else has, it is extremely difficult when you know they're your neighbors and your friends.</p> <p>We pay taxes just like everybody else, and we don't have access to the parks, to the library to the schools the way everybody else does.</p> <p>Yes, we choose to -- to live out there. I love it. I raised four girls. I didn't have to worry about the gangs, and they could play in the road, they could -- you know, we hiked, we did all kinds of things, and we didn't have to worry about the problems that the city people did, and to us, that was the advantage of moving out there. You take the good with the bad.</p> <p>This project will bring in so many jobs, not only -- from beginning to end, from the -- the beginning, once -- the building, construction to the shopping centers to the community centers, the -- just the different things.</p>	

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		<p>And to see a school close because they can't afford to keep it open any longer, you know, now kids are being bused, and my girls had to get up at 5:00 o'clock in the morning to get on the bus at 5:30 to sit on the bus for an hour and a half.</p> <p>Okay. Well, that's something that we had to do, they understood that, but if we can give that -- a better opportunity to the other families that are moving into this area, housing, I would much rather see that.</p> <p>So Tejon Ranch has always been, you know, very good to us, been an awesome neighbor and been supportive of our community, and I am fully in support of this project, and I appreciate you giving us the time to speak here today.</p> <p>Thank you.</p>	
Tim Piasky			
RPC-58	Support	<p>Good morning.</p> <p>My name's Tim Piasky, and I'm the CEO of the Building and Industry Association Los Angeles/Ventura Chapter.</p> <p>We are home to over 1,000 member companies employing over 100,000 workers. We're the voice of building and development in Los Angeles County.</p> <p>I'm here today to show support for Centennial.</p> <p>It's no secret that our county is in a housing crisis. We need more housing. According to the state and the Southern California Association of Governments, the county housing need for the 2013 to 2021 cycle is 30,199 housing units. Since 2013, the county has permitted a total of 3,149 housing units. This leaves the county more than halfway through their housing need cycle having only permitted 10 percent of their housing need, leaving them 27,050 units short.</p>	<p>Thank you for your participation in this public process. The Commenter's support for the Project has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR and, therefore, no further response is required.</p>

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		<p>With over 19,000 price attainable units, and 10 percent of them affordable, Centennial is not only L.A. County's overall housing solution, but its affordable housing solution as well.</p> <p>We also need to do more for the missing middle, those that make too much to qualify for government subsidized affordable housing, but not enough to afford expensive market rate housing. Due to high land and development costs, developers aren't usually able to make this type of housing financially feasible, which is why there have been zero moderate income units permitted in L.A. County since 2013.</p> <p>Centennial would help solve this problem as well since it is designed to bring in young buyers just starting out as well as middle income families who are desperately looking for price attainable housing. It will offer small lot single-family detached residences, single-family and multi-family attached residences, including townhomes, condominiums and apartments.</p> <p>With their multi-modal transportation system encouraging public transportation and walking, Centennial will allow for a family to not only afford their homes, but be able to save on extra expenditures such as multiple vehicles and gas because there will be endless transportation alternatives for them to get from home to work.</p> <p>The BIALAV Chapter urges you to recommend approval and allow Centennial to move forward.</p> <p>We need to finally begin development on this much-needed project.</p> <p>Thank you.</p>	

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Michael Josselyn			
RPC-59	Support	<p>Good morning.</p> <p>My name is Michael Josselyn.</p> <p>I am a principal with environmental consulting firm WRA and also was a professor at San Francisco State University for 20 years as a conservation biologist.</p> <p>I'm here speaking in favor of the specific plan.</p> <p>It's been mentioned about 10 years ago when a ranchwide agreement was signed. It was a great day. Arnold Schwarzenegger was there with Tom -- Bob Stine, and they signed that agreement.</p> <p>But my role in that started five years earlier than that, and that's when the Trust for Public Land engaged me to get involved in trying to find the best conservation lands on Tejon Ranch that could be acquired by the state and also by private foundations.</p> <p>So in that process, I put together a scientific committee. We began looking at the data that's -- exists on the ranch. We spent numerous days out camping on the ranch, looking at it, examining the data that was available and also putting that into a -- really a massive database that we're able to look at a number of scenarios in order to see what lands would be best protected to provide for the future of wildlife and plants that are existing on the ranch and habitats there.</p> <p>So that effort resulted in that 240,000 acres of land to be protected. Much of that did include native grasslands. In fact, 30,000 acres were within those areas, and they were high quality native grasslands.</p> <p>We looked at a lot of places on the ranch and particularly at this Centennial site, and we involved both the scientists on the independent</p>	<p>Thank you for your participation in this public process. The Commenter's summary of his work done to identify areas of the Project site most suitable for conservation and most suitable for development is noted, was heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration.</p>

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		<p>science panel as well as agencies, we walked that portion of the ranch, and we walked other areas too as well that we felt had much more limited resources and really didn't meet the grade, if you will, in terms of the kinds of qualities of habitats that could be protected and should be protected on the ranch, so some of those areas that didn't make the grade then were excluded.</p> <p>You know, given my experience on the ranch, I was asked to then lead a three-year scientific study on the grassland resources at Centennial. I put together another team with Dr. Bruce Pavlik and Dennis Murphy. We went out and looked at the Centennial in a three-year study.</p> <p>We found two important results.</p> <p>First, that the native grasslands on Centennial do vary considerably based on a lot of ecological factors, but not all of those grasslands were valuable areas, and so what we did was to design and propose areas that could be protected, and those areas were included in the preserve areas on Centennial.</p> <p>So I believe that the approach that is being used for the Centennial specific plan represents the best science available for this area.</p> <p>Thank you for your time.</p>	
Armando Flores			
RPC-60	Support	<p>All right. Good morning, Commissioners.</p> <p>My name is Armando Flores, Legislative Affairs Manager with the Valley Industry & Commerce Association, VICA.</p> <p>We represent over 400 businesses and non-profits all across L.A. County.</p> <p>I am here today to urge you to support and to move forward with the Centennial project, an important investment that will alleviate the</p>	<p>Thank you for your participation in this public process. The Commenter's support for the Project has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR and, therefore, no further response is required.</p>

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		<p>housing crisis that our county and state continue to face.</p> <p>California has a housing deficit of over 2 million homes, and that number grows every year as production of homes continuously fails to meet demand.</p> <p>This shortage is driving up the cost of homes and apartments, pushing out working and middle class families from our communities and making it difficult for businesses to attract and retain talent.</p> <p>The only way we are going to solve and get out of the housing crisis is by building more, and Tejon Ranch is taking critical steps to address this present issue with the proposed project before you today.</p> <p>It will help accommodate the plan regional population and economic growth in our county. Centennial is a forward-thinking project that will provide over 19,000 homes and generate 23,000 jobs for the County of Los Angeles.</p> <p>As you've heard today, this project is consistent with the Antelope Valley Area Plan.</p> <p>It will transform an underutilized region into a vibrant community and commercial hub while protecting the open space that is unique to the Tejon Ranch area.</p> <p>Centennial will generate 21.5 million in public revenue for the County of Los Angeles and has committed to contributing major infrastructure investments in northern L.A. County, continuing its great synergy with the surrounding counties and communities.</p> <p>We cannot continue to ignore the need to build more housing.</p>	

Testimony No.	Environmental Topic	Testimony	Response to Testimony
		<p>We strongly urge you to support and move forward with this project today.</p> <p>Thank you.</p>	
Victor Lindenheim			
RPC-61	Support	<p>My name is Victor Lindenheim.</p> <p>I'm the executive director of the Golden State Gateway Coalition.</p> <p>We're a non-profit organization based in Santa Clarita focused on improving roadway transportation in north Los Angeles County.</p> <p>Our current priorities including Interstate 5 corridor and the State Route 138, which I'll be talking about.</p> <p>I'm here today to express the coalition's support for a recommendation for approval of the Centennial specific plan project.</p> <p>In 2002, Centennial was a founding member of the Golden State Gateway Coalition.</p> <p>They later helped advance Interstate 5 improvements by voluntarily making a substantial contribution to the cost of environmental studies for the I-5 capacity enhancement project, currently about to go -- or actually underway.</p> <p>Completed and planned improvements to the freeway include truck climbing lanes through the Newhall Pass, 14 miles of carpool lanes, auxiliary lanes, sound walls and widened bridges.</p> <p>It is this type of forward thinking and commitment by the private sector, Centennial and others, in partnership with county and state and local officials, that will result in reduced traffic congestion, safer roads, cleaner air and more efficient freight movement.</p> <p>Current status.</p>	<p>Thank you for your participation in this public process. The Commenter's support for the Project has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR and, therefore, no further response is required.</p>

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		<p>Final design on the carpool lanes will be completed this year.</p> <p>Passage of L.A. County Measure M included 200 -- \$240 million for construction of I-5 improvement.</p> <p>Just last month, the California Transportation Commission unanimously approved \$247 million additional for that project.</p> <p>And just yesterday, a federal grant of \$47 million was awarded for chokepoint relief in the I-5 corridor, so these things will be happening.</p> <p>This is a si- -- a significant project that will create thousands of good jobs and improve our quality of life in north county.</p> <p>This is an environmentally cleared, ready-to-go project, and Centennial made it happen -- helped make it happen.</p> <p>Construction's scheduled to begin next year.</p> <p>The Gateway Coalition and Centennial also support the State Route 130 -- 138 corridor improvement project.</p> <p>The planned SR 138 improvements will not only accommodate an anticipated economic growth, but also improve safety and goods movement for critical north county roadway system consisting of Interstate 5, State Route 14 and the planned high desert corridor.</p> <p>Environmental documents for SR 138 have already been approved, and Metro and Caltrans are exploring safety improvements that can be made to this critical route connecting Interstate 5 and the proposed high desert corridor.</p> <p>Because of its commitment from Centennial to improve transportation for north L.A. County, I can firmly stand in support of this project.</p>	

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		<p>I urge that the Regional Planning Commission recommend approval to the board of supervisors for the Centennial project.</p> <p>Thank you.</p>	
Joshua Ginsberg			
RPC-62	Support	<p>Good morning.</p> <p>My name is Joshua Ginsberg, and I am the Director of Economic Development for the Antelope Valley Hispanic Chamber of Commerce, which represents over 20,000 employees of our members' businesses.</p> <p>I come not -- come before you not only on behalf of the chamber, but also as a business owner in the Antelope Valley.</p> <p>I've been a business owner for over a decade, we -- and I represent Digi-VUE Advertising, which is one of the largest advertising firms in the Antelope Valley.</p> <p>As a business owner, the Centennial project is a cru- -- it is crucial to us because we are lacking on the number of rooftops throughout the Antelope Valley.</p> <p>The Antelope Valley, in my opinion, was developed in a very similar scope as the Centennial project.</p> <p>Palmdale-Lancaster started as an agri- -- agricultural community and grew into a full-fledged residential community.</p> <p>As a child, we moved from the L.A. Basin area to Palmdale, and we -- and we grew up in the Antelope Valley, I grew up in the Antelope Valley, went to school in the Antelope Valley, I started a successful business in this community, we also provide jobs in this community and started a family.</p>	<p>Thank you for your participation in this public process. The Commenter's support for the Project has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR and, therefore, no further response is required.</p>

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		<p>In light of all the positive things in the Antelope Valley, we have our challenges in our community, which is -- basically comes down to affordable housing and available housing.</p> <p>Over a short period of time, I've seen numerous of the businesses and families that we work with, they've moved either out of L.A. County or into different states because of the housing.</p> <p>It's very important.</p> <p>So we need price attainable homes for our working class families, and we must support our local economy, and I believe Centennial is an answer to -- to make that happen.</p> <p>In conclusion, I would like to say it's important that the County of Los Angeles recognize the needs of a growing economy, and we need to give its residents a fair opportunity, a -- a place to raise a family and also a place to enjoy a better quality of life, and I think, based off the points of what Centennial is offering to us, it -- it definitely would be a good opportunity.</p> <p>So I ask -- I ask for you to recommend approval to the board of supervisors and allow Centennial to begin developing.</p> <p>Thank you.</p>	
Mark Hemstreet			
RPC-63	Support	<p>It's still morning, so good morning.</p> <p>Thank you all for allowing us to speak today.</p> <p>My name is Mark Hemstreet.</p> <p>I'm the CEO for the Lancaster Chamber of Commerce, so we're not too far from the Centennial project out there.</p> <p>And -- and I am speaking in support of the Centennial project.</p>	<p>Thank you for your participation in this public process. The Commenter's support for the Project has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR and, therefore, no further response is required.</p>

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		<p>One of the things that the chamber looks at is -- is building a better community. That's both in -- in making sure that we have affordable housing and employment and resources for our residents.</p> <p>One of my -- we talked -- a lot of people have talked about 19,000-plus houses coming in, 25,000 new jobs for construction, 23,000 permanent jobs. We've talked about that.</p> <p>What we haven't talked about is -- is -- is what I call "smart planning," and that's the ability to come in and build a -- a -- a stand-alone, sustainable community.</p> <p>Now, that community bringing those -- those families into -- into Centennial will definitely impact my area. It will impact my members, my businesses, my community, and I think in a positive way.</p> <p>But one thing that I do really, really support in this project is the concept of building a -- a fully built-out community versus where -- where in Lancaster and many communities throughout California you have a builder, a developer that comes in and builds 50 houses, then you have another developer that builds 50 houses and another developer that builds 50 houses and -- and so on through your community as kind of a patchwork. No one takes responsibility for the whole community. They take responsibility for their 50 houses and their tract, but when it comes to building a school, "I didn't" -- "I don't need to build a school 'cause I'm only building 50 houses," but you put 10 of them together, now you have 500 houses. Now you need schools, but we don't have the -- the resources always to put it together and build it together fast enough.</p> <p>We had one out in our area called "Anaverde," which was a master-planned community which supposed to have a school and -- and facilities built and never -- and it took years for that to</p>	

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		<p>happen after the -- after the houses were built, and that's one thing I think that Tejon Ranch can bring to the table is a fully built-out community to start with that I can really appreciate.</p> <p>The Antelope Valley has approximately 70,000 people that commute down the 14 freeway and the 5 freeway and the 405 down to Los Angeles every day.</p> <p>We have a lot of jobs, and we have a lot of -- I mean there -- we -- we could use more jobs up in our area, and this would definitely help us.</p> <p>We also see that we have Northrop, and we have Lockheed, and we have Edwards, but also huge players in our -- in our backyard that people drive to, so I see commuting people from Centennial even to these places too because it's a less -- much less time than they are driving currently.</p> <p>So the chamber's in support of it.</p> <p>I hope you can support it too.</p> <p>Thank you.</p>	
Sandra Hernandez			
RPC-64	Support	<p>Well, just for the record, Thomas Gonzalez was called.</p> <p>I'm with Thomas Gonzalez.</p> <p>My name is Sandra Hernandez.</p> <p>(Unintelligible).</p> <p>I greeted you in our Kitanemuk language saying "Hello. Good morning. Thank you for having me here today. My name is Sandra Hernandez. I'm from Bakersfield. I'm a member of the Tejon Indian Tribe."</p>	<p>Thank you for your participation in this public process. The Commenter's support for the Project has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. For information regarding appropriate AB 52 consultation with Native American tribes, please see Draft EIR, Section 5.6, Cultural and Tribal Resources. This comment does not address the adequacy of the EIR and, therefore, no further response is required.</p>

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		<p>I'm here today with Vice Chairman Thomas Gonzalez on behalf of the Tejon Indian Tribe to show our full support of Centennial.</p> <p>We have 904 tribal members indigenous to Kern County, specifically Bakersfield.</p> <p>Tejon Ranch is working with the tribe to continue to assist in advancing the local knowledge and appreciation of our ancestors' contributions, ensuring that the history behind the ranch is not lost.</p> <p>We appreciate Tejon Ranch's openness and cooperative nature. It is through this working relationship that we can say confidently that Tejon Ranch sets their standards high in the projects that they are involved in. From establishing conservation areas to using environmentally sus- -- excuse me, environmentally sensitive practices in ranching, farming and real estate, Tejon Ranch is committed to conservation and preservation of this land.</p> <p>Centennial has been designed to be a sustain -- a sustainable, self-sustained community where people can live and work without having to commute long distances.</p> <p>Centennial has placed emphasis historically and contemporarily on the protection of open spaces and taken the necessary and significant steps to ensure protection of the biodiversity of the surrounding space.</p> <p>The Tejon Indian tribe, a sovereign Indian nation, is the only federally recognized tribe in Kern County boundaries.</p> <p>Tejon Ranch rests on our tribe's traditional and historical areas, the land our creation story states that we were placed on, the lands our ancestors worked on, lived on and loved, lands that we still love today.</p>	

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		<p>The tribe's inclusion to this discussion is integral as our ties to the land is from a time immemorial.</p> <p>The tribe supports Centennial and asks for your recommendation of Centennial and to allow it to move to the next stage.</p> <p>(Unintelligible).</p> <p>Thank you very much for your time.</p>	
RPC-65	Cultural	<p>COMMISSIONER MODUGNO: In looking at your ancestors' usage of the land, and the ranch is huge –</p> <p>SANDRA HERNANDEZ: Huge.</p> <p>COMMISSIONER MODUGNO: -- to the extent to which -- have there been documented -- in terms of ceremonial activities on any of the site that's being impacted, is there a way in which you've worked with -- the tribe has worked with -- with Centennial or Tejon Ranch to not only sort of honor and respect the history, but also in terms of being able to integrate future activities on the site or if any sort of cultural museums are ever built that they can be used, again, to both honor and -- for future generations to learn the history of the peoples and the land?</p> <p>SANDRA HERNANDEZ: We have had lengthy discussions, informative discussions including all of the items of which you're speaking.</p> <p>The ranch's goal that we are able to continue to educate our community by the land usage and making provisions around the areas that are culturally sensitive as well as bringing the education to the community that's necessary has been ongoing dialogue that we've been, again, just very welcome in the openness that Tejon Ranch has provided with this project specifically.</p>	<p>The Commenter is thanked for their participation in this public process, and their response to Commissioners Modugno's and Louie's questions. The Commenter's support for the Project has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. For information regarding appropriate AB 52 consultation with Native American tribes, please see Draft EIR, Section 5.6, Cultural and Tribal Resources. This comment does not address the adequacy of the EIR and, therefore, no further response is required.</p>

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		<p>And I would just say anywhere you're digging, building or moving things in California is culturally sensitive regard (unintelligible) –</p> <p>COMMISSIONER MODUGNO: Oh, I understand that –</p> <p>SANDRA HERNANDEZ: Yeah.</p> <p>COMMISSIONER MODUGNO: -- but -- but the extent to which, again, the importance to the tribe and -- and to your people, in terms of that, they're -- they're working closely with you, and you're satisfied with your relationship.</p> <p>SANDRA HERNANDEZ: Yes, we are very satisfied –</p> <p>COMMISSIONER MODUGNO: Great.</p> <p>Thank you.</p> <p>SANDRA HERNANDEZ: -- with that, and they are culturally sensitive areas.</p> <p>COMMISSIONER MODUGNO: Thank you.</p> <p>CHAIR LOUIE: And -- and just for clarity, so beyond talking with you, recognizing, has there been any effort to capture the -- the history, the cultural importance of your tribe?</p> <p>Is there something that is going to be constructed, a memorial?</p> <p>SANDRA HERNANDEZ: So maybe just for a little bit of historical reference, our tribe was federally reaffirmed in January of 2012. We are considered a very new tribe. We were reaffirmed by the federal government and are in essentially the very beginning stages of developing our very new nation and what that looks like for us internally as tribal people and externally in our community what that means, that knowledge piece that Tejon Ranch and ourselves as a tribe have begun dialogue in is definitely moving towards these markers of knowledge for the space that's</p>	

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		occupied by the community and Tejon Ranch right now.	
Ron Bruns			
RPC-66	Support	<p>Good morning, Commissioners.</p> <p>My name is Ron Bruns.</p> <p>And I'm in support of the Centennial project. My ranch is located next to the Tejon Ranch in the Antelope Valley.</p> <p>And I first became exposed to the Antelope Valley as a teenager, which was a long time ago, and my -- on my uncle's ranch in the Antelope Valley, and I have watched the increase in traffic and the unmitigated growth, both legal and illegal, in the Antelope Valley for years. My term for it is "rural sprawl." We all know the term "urban sprawl," but in the Antelope Valley, what I've seen in my life is nothing but rural sprawl.</p> <p>And I'm here to talk about water and to support a project that's going to help to mitigate that rural sprawl.</p> <p>Centennial has developed a water plan that fully exceeds the requirements of the state and provides a sustainable supply of water under normal, dry and multiple dry year conditions. This will be done without the impact of existing water supplies to others as well as myself 'cause like I said, my fence and their fence are the same fence.</p> <p>The water controlled by Tejon was previously used for agriculture, but will now be used for Centennial.</p> <p>Centennial will be a wi- -- is -- is -- also will be wise in its water use, focusing on conservation, use of recycled water primarily for landscape and irrigation, storm water capture.</p>	<p>Thank you for your participation in this public process. The Commenter's support for the Project has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR and, therefore, no further response is required.</p>

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		<p>Their plan also includes water banks so -- so that the supply of water during rainy times can be stored for -- for use during drier times.</p> <p>And lastly, Centennial will be responsible for building water systems, including water and -- potable water and sewage treatment plants to storage tanks, distribution lines and at no cost to the county residents in the Antelope Valley.</p> <p>I'm happy to say that I'm a supporter of the Centennial project, and I urge approval of this project and -- and -- because it does help to mitigate urb- -- or rural sprawl, and that's my biggest concern 'cause I just see it going on continuously unmitigated, and that includes traffic as well as housing, and it is, in many situations, inappropriate.</p> <p>Thank you very much.</p>	
Tony Mize			
RPC-67	Support	<p>Mr. Chairman, Mr. Vice Chairman, members of the Commission, staff, my name is Tony Mize, M-i-z-e, and I'm a vice president with National Community Renaissance.</p> <p>We're a 25-year-old national non-profit organization based in Southern California. We currently own and operate about 9,000 units of affordable housing and within that portfolio about 85 properties with mixed income, affordable to extremely low, moderate income, some market rate, much seniors, much special needs populations, so we have our arms around what the affordable housing aspect of Tejon Ranch is all about, and we're here to speak in favor of the specific plan and moving it forward.</p> <p>National CORE has -- has worked with dozens of communities throughout Southern California, and we -- we work on the -- the nuances that were described earlier about what happens when and,</p>	<p>Thank you for your participation in this public process. The Commenter's support for the Project has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR and, therefore, no further response is required.</p>

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		<p>you know, how do we move forward on the affordability components, those sorts of things.</p> <p>We work with cities, we have our own internal planning department, and we have done specific plans ourselves, so we're well versed in how this is all supposed to work and -- so we're in -- we're someone out there who -- who knows about those sorts of things, but what we mostly do is house well over 25- to 30,000 people typically in a better quality of life than they have ever experienced to date in their lives.</p> <p>And the crisis that we're facing now, you all know about it, you all read about it, but more than reading about it, you see it in every community you go into, no matter where it is, we are -- we are so horribly short of housing in Southern California that the kinds of things that are happening that aren't really being surfaced and discussed as much as they should be when you can't move up, down or sideways, when you are anything but the most advantaged people in the population, it's a disaster. It's a disaster for the health care and education of our children. It's a disaster for so many reasons. And one of the other things it's doing, and I understand the -- the gentleman's comment about urban sprawl -- or rural sprawl versus what this is.</p> <p>This is incredibly well planned. This is -- I'll -- I'll mention a word, I hope it's okay, this is what Irvine was doing decades ago. You're planning way out in the future, and I think it's -- I think it's fabulous.</p> <p>The -- the thing that's happening everywhere else is the housing stock is deteriorating dramatically, and unless and until we really start producing housing, we're in for a catastrophe if you think the homelessness issues are bad now.</p> <p>The red light is on.</p>	

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		<p>I'll stop.</p> <p>Thank you.</p>	
RPC-68	Miscellaneous	<p>CHAIR LOUIE: Thank you very much.</p> <p>You -- you know, in the spectrum of your practice, do you do any work with homeless emergency housing?</p> <p>TONY MIZE: I have to say, Mr. Chairman, I am up here to do this, but today, right now, starting last night and through tomorrow at the Bonaventure is 1,200 professionals and practitioners of permanent supported housing and from all over the country, about half of them from California, the rest from the rest of the country.</p> <p>I'm supposed to be there, but this is so critical, so I am here.</p> <p>Yes, we -- we do -- we do it from the mansion on the hill to the tiny homes community for the formerly homeless.</p> <p>CHAIR LOUIE: So how do you approach emergency homeless housing?</p> <p>TONY MIZE: The -- you know, it is one component of the homelessness issues, and there are, quote, "federal definitions" that require certain handling of how that's done, but there are a lot of non-federal where we -- we have rapid rehousing, we have lots of local jurisdiction-type solutions that can help someone transitionally, that -- that money, for the most part, has gone away federally, but whether -- you know, we're all working towards being able to help someone right off of the street right into a home, that is happening in some places to some levels, and we're working on ways to make that happen sooner, but the -- from the street to the transition -- or to the shelter to some transitional housing to permanent supportive housing, whether the</p>	<p>The Commenter is thanked for their participation in this public process, and their response to Commissioner Modugno's question. The County notes that the Commenter has not been selected as a provider of services to the Project. This testimony does not address the adequacy of the EIR, and no further response is required.</p>

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		<p>federal definition or other definitions, it's all a collaborative effort, and it involves the government, the non-profit organizations and the communities most of all.</p> <p>CHAIR LOUIE: So for emergency homeless housing, are you placing those folks into apartments, or are you placing them into trailers?</p> <p>Are you placing them into –</p> <p>TONY MIZE: As I say, we –</p> <p>CHAIR LOUIE: -- tents? Modules?</p> <p>TONY MIZE: -- we work in five Southern California counties and about 30 cities, and it's -- everybody's approaching it many different ways.</p> <p>That is one of the ways, but it depends on what the jurisdiction has the appetite and resources for.</p> <p>CHAIR LOUIE: Okay. Thank you.</p> <p>COMMISSIONER SMITH: Mr. Chair, if I could ask a -- a quick follow-up question, if that's okay?</p> <p>And I know we have many other folks to -- that we want to hear from, so I'll try to be quick.</p> <p>But I am curious.</p> <p>Your portfolio of units across the region, would you say -- are most of them subject to a covenant term and, you know, are you looking at typically a 55-year term, do you do in perpetuity, and what happens when units that are covered by a term come up upon that expiration date, what kind of processes do you have in place?</p> <p>TONY MIZE: When affordable housing started out when I got into it 30 years ago or so, it was 15 years –</p> <p>COMMISSIONER SMITH: Right.</p> <p>TONY MIZE: -- and it was a HUD 15-year deal.</p>	

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		<p>State law now requires rental housing to be restricted 55 years and for sale housing 45 years, and there's lots of latitude on how you do what you do in that regard, and thus, those are the relationships between the providers and the jurisdictions to document all that.</p> <p>But we -- the -- the tax credit program, for example, is designed to turn over rental units about every 15 to 17 years with, you know, full rehabs and kind of start them over.</p> <p>We view them as a integral piece of infrastructure. The truly affordable, deeply affordable units are no different than our roads or schools or hospitals. You've got to have them. You've got to have them for the people that serve us.</p> <p>So you know, it -- it's -- it's a -- there's no one solution.</p> <p>There are 1,000 solutions, and we've got to do them all.</p> <p>We'll never dig our way out of this unless we --</p> <p>COMMISSIONER SMITH: Right.</p> <p>TONY MIZE: -- start viewing it that way.</p> <p>And this is a perfect example of making a dent rather than a scratch.</p>	
Charlie Weiss			
RPC-69	Support	<p>Mr. Chair, Mr. Vice Chair, Commissioners, I'm Charlie Weiss, and I'm Executive Vice President of California Resources Corporation.</p> <p>And I'm very pleased to be here today in support of the cen- -- Centennial project.</p> <p>Our company's proudly headquartered in Los Angeles County, and we employ over 1,000 employees and contractors here, so the</p>	<p>Thank you for your participation in this public process. The Commenter's support for the Project has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR and, therefore, no further response is required.</p>

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		<p>availability and affordability of housing is critical to all of us and our families.</p> <p>And like some of the other speakers, I really want my daughters to be able to afford to live in Los Angeles County, and that requires a balance of both jobs and housing.</p> <p>My company has partnered with Tejon Ranch on other projects.</p> <p>We're not involved in this project, but we've seen firsthand their commitment to responsible development.</p> <p>We've also worked closely with Tejon Ranch to promote regional solutions with the Southern California Leadership Council and with Biz Feds, both Los Angeles and Central Valley chapters, as well as in specific conservation projects and numerous charitable activities.</p> <p>And in -- in my view, the Centennial project is going to bring, as we've heard today and as reflected in the reports that you have, much needed, really urgently needed housing, 23,000 local jobs, millions of dollars in tax revenues for the county and -- and our public services and -- and a sustained push to economic growth for the Antelope Valley and for northern Los Angeles County.</p> <p>So we urge that the -- the Planning Commission recommend approval of this project without delay.</p> <p>Thank you so much for your time and consideration.</p>	

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Katherine King			
RPC-70	Introduction	<p>My name is Katherine King.</p> <p>I am the secretary of the TriCounty Watchdogs.</p> <p>We're an environmental group located in the mountain communities where the three counties meet, Ventura, Kern and Los Angeles, and we have members in Gorman, Lebec, and I have a -- one foot in Los Angeles and one foot in Kern County myself.</p> <p>I'm going to basically pay attention here to the FEIR.</p> <p>Even though we didn't have time to read it very carefully, in fact, not all of it, and I don't -- but just certain parts, especially our letter and the comments to our comments, but before I address the responses to our comments, I want to start with the six alternatives described in the CEQA findings.</p>	<p>Thank you for your participation in this public process. The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and no further response is required.</p>
RPC-71	Alternatives	<p>Now, since in addition to displacing and disrupting precious plant and an- -- animal habitat, all the alternatives, except A, which is no project, insist on plunking 57,000 thirsty people into 19,000 houses with soil disturbed, spore-releasing yards, we would prefer none of these, but if this committee is determined to choose one, despite the significant and unavoidable impacts, we urge alternative E, for alternative E has a lesser, even if still significant, impact on air, water, grading, open space, visual resources and importantly biological resources, especially the Quail Lake tricolor black bird foraging habitat west of the aqueduct. This is something that's very important to us. We visit Quail Lake all the time.</p> <p>Now, the arguments in the FEIR that are used to dismiss this environment -- environmentally superior alternative are not persuasive.</p>	<p>This comment's general opposition to the Project, and its preference for Alternative E over the other Project alternatives, are noted, have been heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for their consideration. With respect to this comment's concerns regarding Alternative E and its relationship to the Quail Lake and the tricolored blackbird, please see responses to Comments ADD-F.13-2 and ADD-F.13-4.</p>

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RPC-72	Alternatives	First, an eight-foot-wide regional trail north of Quail Lake is not necessary. Instead, a trail could easily connect from the northwestern tip of the project to the maintenance road around Quail Lake.	With regard to this comment's concerns regarding the proposed regional trail connection, please see response to Comment ADD-F.13-6.
RPC-73	Alternatives	Second, higher infrastructure costs for parks that are more highly used, that seems an excellent tradeoff. No problem.	With regard to this comment's concerns regarding Alternative E's potential impacts related to park maintenance costs, please see response to Comment ADD-F.13-6.
RPC-74	Alternatives	Finally, if an additional evacuation route is necessary, why not build one somewhere else? The CEQA findings do not seem to address this.	This comment's reference to "an additional evacuation route" is understood to be a reference to Alternative E, which would eliminate the Project's Village Nine, including a proposed bridge crossing the California Aqueduct. An EIR is not required to consider alternatives to a component of a project but should instead focus on alternatives as a whole. (<i>California Native Plant Soc'y v. City of Santa Cruz</i> (2009) 177 Cal.App.4th 957, 993.) The Project, as well as Alternatives B, C, and D all assume the construction of a second access bridge over the aqueduct and the EIR thus provides a range of alternatives sufficient for informed decision making. Regarding the adequacy of the range of alternatives analyzed in the EIR, please see Final EIR, responses to Comments F.8-65 and F.8-72.
RPC-75	Miscellaneous	Now, the responses to our comments, which are inadequate and fail to engage with the environmental crisis – I'm going to run out of time, so I can't give you exactly what the comments were. I'm just going to have to respond.	The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. With regard to the Commenter's specific assertions regarding impacts, see Responses to Testimony RPC-76 to RPC-78.
RPC-76	Water Supply	First, water, which is the biggest issue in Southern California, Tejon Ranch Corps has cobbled to- -- cobbled together enough water on paper to last until 2035, but in fact, they don't take into account a 10-year drought. They take into account three-year and five-year, but not 10-year, and that could become the norm, and of course it already is significant and unavoidable.	The Commenter's opinion regarding the reliability of water supply is noted and will be provided to the Regional Planning Commission and Board of Supervisors for consideration. However, the County disagrees and concludes that Project EIR analysis demonstrates reliable and sustainable water supplies, including with regard to the Project's Water Supply Assessment. See Draft EIR, Appendix 5.18-A. As shown on EIR Tables 5.18-10 through 5.18-12, multiple-dry year projections are presented in five-year increments with the first two years shown as normal years and the last three years as a dry period or drought. This data was derived from the peer-reviewed <i>Centennial Specific Plan</i>

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			<p><i>Water Supply Assessment</i> (WSA), which was prepared in accordance with Senate Bill 610 (Water Code § 10910 et seq.) and the California Department of Water Resources' <i>Guidebook for Implementation of Senate Bill 610 and Senate Bill 221</i> (DWR Guidebook).² The DWR Guidebook was designed to provide step-by-step instructions for preparing an SB 610 water supply assessment and specifically provides that each water supply assessment should evaluate a multiple-dry year scenario over a five year period with the first two years shown as normal years and the last three years as a dry period.³ Thus, the EIR's water supply impact analysis was prepared in accordance with state law and expert agency recommendations and presents a reasonable, good faith disclosure and analysis of the Project's potential impacts on water resources that is appropriately based on an industry-standard analytical approach. That is all that CEQA requires. (<i>Laurel Heights Improvement Ass'n v. Regents of Univ. of Cal.</i> (1988) 47 Cal3d 376, 392; <i>Eureka Citizens for Responsible Gov't v. City of Eureka</i> (2007) 147 Cal.App. 357, 372.) Despite this comment's implication to the contrary, the EIR's water resources impact analysis is not required to address all variations of the issues or permutations of the data, and a lead agency is not required to conduct every recommended test and perform all recommended research in evaluating a project's environmental impacts. (<i>San Joaquin Raptor Rescue Ctr. v. County of Merced</i> (2007) 149 Cal. App. 4th 645, 680; <i>Gray v. County of Madera</i> (2008) 167 Cal.App.4th 1099, 1125.)</p> <p>After thorough analysis, the EIR appropriately concludes that Project water supplies will sustainably meet buildout potable and recycled water demands and would in fact maintain an average annual reserve supply in the two Project water banking facilities of more than 79,000 acre-feet after buildout has been achieved. This surplus would persist over time based on an 82-year hydrologic period of record, including single-dry and multiple-dry years, and taking account of potential climate change impacts. With regard to the reliability of imported water supplies for the Project, the potential delivery reliability and variability of Project State Water Project supplies is discussed in Draft EIR Section 5.18, Water Resources, pages 5.18-20 to -28, and -54 to -64. The analysis of Project imported water supplies uses the Early Long Term scenario also used in the California Department of Water Resources' State Water Project</p>

² Draft EIR Appendix 5.18-A, p. 1-14.

³ California Department of Water Resources, Guidebook for Implementation of Senate Bill 610 and Senate Bill 221, pp. iv, 33

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			<p>Delivery Capability Report, and incorporates the effects of the most severe droughts during the 82-year historical record, plus additional adjustments to account for potential climate change effects and the 5 percent single dry year delivery level used by the Antelope Valley-East Kern Water in the Agency's 2015 Urban Water Management Plan. Consequently, the Draft EIR includes a discussion of State Water Project delivery reliability that is consistent with the conservative Early Long Term scenario developed in the Delivery Capability Report and the same scenario, with a reduced single dry year reliability level, used in the Antelope Valley-East Kern Water Agency's 2015 Urban Water Management Plan. Commenter provides no evidence for its assertion that the Draft EIR analysis is inadequate, and no further response is required. For further discussion of Project water supply analysis, including with regard to drought and climate change, see Final EIR, responses to Comments E.1-5, F.3-4 through F.3-9, F.3A-6, F.3A-9, F.8-213, F.8-214, and F.8-220.</p>
RPC-77	Hazards	<p>And last, I just want to respond specifically, if I may have a couple more seconds, to the valley fever mitigations, so -- we asked for, some of which were accepted or -- in modified way.</p> <p>Number one, hazmat suits for workers should be required, not optional. Spores can be carried home into other communities, as the research we cited in our comments proves.</p> <p>Second, we disagree that posting signs throughout the -- throughout and adjacent to the project saying "Close windows, valley fever area" would create unreasonable fear. We think it would create reasonable fear.</p> <p>Third, test the soil before you sell a house so that the buyer knows exactly what is in that soil. It can be done.</p>	<p>Please see response to Comment ADD-F.13-10, which proposes revisions to MM 3-2 to further mitigate Project impacts related to Valley Fever and address this comment's concerns regarding Tyvek suits.</p>
RPC-78	Miscellaneous	<p>Fourth, the area needs a hospital, and the comments to our comment -- the responses to our comment said it wasn't needed, and we think it is.</p> <p>Thank you.</p>	<p>The Commenter incorrectly summarizes the County's response to its comments on the Draft EIR. The Commenter appears to be referring to Final EIR, Comment F.3A-67, in which it states that a Level 1 Trauma Hospital is needed near the Project site. In response to this comment, the County explained that the need for a Level I Trauma hospital is dependent on the numbers and types of emergency service needs in the area, and that the Institutional/Civic land use designation of the Project allows for the</p>

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			future development of a hospital/medical center and other public institutional uses of 110 acres of the Project site. Further, Health services (doctor, dentist, and clinics), medical facilities and centers, and medical/dental offices are permitted in areas designated as Commercial, Business Park, Mixed Use, and Institutional/Civic. Urgent care centers are conditionally permitted in these same land use designations. See Final EIR, response to Comment F.3A-67.
Rose Bryan			
RPC-79	Introduction	<p>I am Rose Bryan.</p> <p>I was going to give some of my time to my friend here. But I'm here in regards to the Golden Valley -- Valley Municipal Water District.</p> <p>I am the president of the district and --</p> <p>Okay.</p> <p>The Centennial project will -- will significantly impact the small town and the Golden Valley Municipal Water District because we only have 20 providers.</p> <p>Now, we've been a very small organization, our district, for a long time, and now I think that it was private for a while, and then it became a -- a non-profit, and now we are all volunteers.</p>	<p>Thank you for your participation in this public process. Since testifying at this June 6, 2018 hearing, the Commenter has submitted a letter dated July 10, 2018 to the County on behalf of the Golden Valley Municipal Water District (GVMWD), clarifying this testimony. In that letter, the Commenter confirms that the GVMWD Board of Directors (1) approved the Project's Water Supply Assessment on May 18, 2011, and (2) on May 12, 2011, entered into a contractual agreement with the Project applicant to provide the water supply needed to serve the Project. The Commenter's letter clarifies that the GVMWD District Engineer has reviewed the January 4, 2017 Final Memorandum prepared by Kennedy/Jenks Consultants for the "Peer Review of the Water Supply and Demand Assessment for the Proposed Centennial Specific Development" (Draft EIR Appendix 5.18-G), and the February 2017 report by Psomas titled "Potable Water, Wastewater and Recycled Water Demand and System Plan" for the Centennial Project and did not identify any concerns for the GVMWD as it relates to the Project's water, wastewater and recycled water infrastructure.</p> <p>Long-term, cumulative regional water supplies are discussed in Draft EIR Section 7.0, Cumulative Impacts, pages 7-26 to 7-28 and in Section 5.18, Water Resources. The Draft EIR found that the Project's water supplies will sustainably meet buildout potable and recycled water demands and would maintain an average annual reserve supply in the two Project water banking facilities of more than 79,000 acre-feet after buildout has been achieved. This surplus would persist over time based on an 82-year hydrologic period of record, including single-dry and multiple-dry years, and taking account of potential climate change impacts, prepared by the California Department of Water Resources in the State Water Project Delivery Capability Report (Draft EIR, Appendix 5.18-C). As discussed in Draft EIR Sections 5.18 and 7.0 the Antelope Valley Area Plan and General Plan EIRs, prepared by the County, the EIRs concluded that</p>

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			<p>current water supplies within the Antelope Valley would be sufficient to meet demand up to 2035 during average water years. The EIRs further noted that available water plans and projections, including the 2013 Antelope Valley Integrated Regional Water Management Plan, indicated that current supplies would not sufficient to meet dry and multiple-dry year demand by 2035. The EIRs also concluded that while potential buildout of the Antelope Valley Area Plan and General Plan in the Antelope Valley region after 2035 could further increase regional water demand, there were no water supply projections extending after 2035. Consequently, the EIRs found that cumulative impacts to regional water supplies would be significant and unavoidable because of the lack of projections for analyzing regional water supply sufficiency after 2035. The Draft EIR determined that the Project would help to reduce the water supply cumulative impact identified in the Antelope Valley Area Plan and General Plan EIRs because it would achieve water use efficiencies above existing average rates in the region and would ensure that the Project-related increment of future regional growth considered in the Antelope Valley Area Plan and General Plan EIRs would occur with a high level of water conservation, including state-of-the art household and irrigation installations and significantly enhanced recycled water use. Nevertheless, consistent with the Antelope Valley Area Plan and General Plan EIRs, the Draft EIR determined that potential cumulative water supply impacts would be significant and unavoidable. Neither the Antelope Valley Area Plan and General Plan EIRs nor the Draft EIR found that there would not be enough water to serve future regional demand. The analyses found that impacts would be significant and unavoidable because of the lack of pertinent information and uncertainty regarding such supplies. Please see response to Comment ADD-D.1-1, which provides a response to the Commenter's July 10, 2018 letter clarifying this testimony.</p>
RPC-80	Miscellaneous	<p>One of the things that was told that I had to pre- - present to you was the fact that when you've put out the Centennial project, we were never told and we were never given any information on any of the projects or the DEIR or the I - EIR until recently until I told them that I was working with it, so they got very, very upset that they were left out, and yet they are the primary people on the Golden Valley Municipal Water Di- -- District in your documents.</p>	<p>Thank you for your participation in this public process. Since testifying at this June 6, 2018 hearing, the Commenter has submitted a letter to the County on behalf of the Golden Valley Municipal Water District (GVMWD), clarifying this testimony. Please see Response to Testimony RPC-79 and response to Comment ADD-D.1-1. As discussed in Response to Testimony RPC-79, on July 10, 2018, the Commenter confirmed that the GVMWD Board of Directors (1) approved the Project's Water Supply Assessment on May 18, 2011, and (2) on May 12, 2011, entered into a contractual agreement with the Project applicant to provide the water supply needed to serve the Proejct.</p>

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		So if -- if you're letting the district out of your -- of the loop here, I don't think that's a very good idea because if you're going to annex the project into the Golden Valley Municipal Water District, you're going to have our approval or our, you know, in- - and information from us as to how we are going to proceed.	
RPC-81	Miscellaneous	Now, one of the things that I was told is that -- and -- and they wanted it documented, that the project, if we are going to be -- if you're going to annex the -- the Golden Val- -- the Centennial project into the Golden Valley Municipal Water District, you have to understand that our board needs to be involved in it from the very first. The - - Mr. Springer, which is frankspringer at associates.com, needs to be reached, and he wants to be involved from the very first from the development and also the building and the maps of everything you have if you are going to do that. If they are going to establish their own district, and -- then we're out of the whole thing entirely, but if you are, then you need to know that that is what we're concerned about and what you need to do.	Thank you for your participation in this public process. Since testifying at this June 6, 2018 hearing, the Commenter has submitted a letter to the County on behalf of the Golden Valley Municipal Water District (GVMWD), clarifying this testimony. In that letter, commenter clarified that both the County, and the Local Agency Formation Commission of Los Angeles, must approved the Project and approve expansion of GVMWD's service area boundary before GVMWD can serve as the water purveyor for the Project. Commenter's letter also clarifies that (1) once the Project is included within its service area, GVMWD will provide water supply verifications for future tentative tract maps in compliance with applicable State law, and (2) that GVMWD's District Engineer, and its consultant, Frank Springer, will provide GVMWD standards to the Project, and participate in the development of the Project water, wastewater, and recycled water plans and technical specifications for each phase of the Project, and oversee on behalf of GVMWD the construction of these improvements. Please see Response to Testimony RPC-79 and response to Comment ADD-D.1-1.
RPC-82	Water Supply	Also, one of the other questions that came up was the project is -- is not following through on the amount of water that you have for 2035. You are now on 2018. This project started in 2002 or '3, and so it's going to run out before the project really is setting up for 2035, so you're going to -- we ask that you maybe possibly add another 20 years to the project, to 2055, because you're going to go at least till that time before it's all done, at least that's from our perspective, so that is something that you need to address and see if that is something you can work out.	Thank you for your participation in this public process. Since testifying at this June 6, 2018 hearing, the Commenter has submitted a letter to the County on behalf of the Golden Valley Municipal Water District, clarifying this testimony. Regarding the Project's long-term impacts on water resources beyond 2035, please see Response to Testimony RPC-79. Please also see response to Comment ADD-D.1-1.

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RPC-83	Miscellaneous	<p>Also -- and that -- and you -- and Mr. Springer asked if you would -- had any questions to please contact him at -- at frankspringerand -- andassociates.com.</p> <p>So if you have that information, or if you want more information, I can give you something on it.</p>	<p>Thank you for your participation in this public process. Since testifying at this June 6, 2018 hearing, the Commenter has submitted a letter to the County on behalf of the Golden Valley Municipal Water District, clarifying this testimony. Regarding Mr. Springer's future involvement in the Project, please see Response to Testimony RPC-79. Please also see response to Comment ADD-D.1-1.</p>
RPC-84	Miscellaneous	<p>I said it all -- I just wanted to -- I live in -- I wanted to say one more question.</p> <p>I live in Gorman, and I've been there for 40 years, and I've seen developments come and go, and main -- one of the main things is because of the remoteness of the area, not enough tra- -- roads and peo- -- and animals get killed by the year about all -- by trucks, by cars because there -- there are so many animals that are there that people don't realize are there, and they run down Gorman Post Road, and they get killed, and we then have to deal with that as residents living in Gorman, and that's just one issue.</p> <p>The other issues are water and of course the environment and so forth and so on, but anyway.</p>	<p>Thank you for your participation in this public process. This comment's concerns regarding animal/traffic conflicts in Gorman is noted, was heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for its consideration. This comment does not raise any concerns regarding the adequacy of the EIR and no further response is required. Please see Response to Testimony RPC-79 and response to Comment ADD-D.1-1.</p>
RPC-85	Water Supply	<p>COMMISSIONER SHELL: Thank you.</p> <p>I -- I'm sorry.</p> <p>What -- did you say you were with the Golden Valley Municipal Water District?</p> <p>ROSE BRYAN: That's right.</p> <p>I run -- I'm the president at this point.</p> <p>COMMISSIONER SHELL: You're the president.</p> <p>So your district is -- would be supplying the majority of the water for the project?</p> <p>ROSE BRYAN: Well, I'm not sure.</p> <p>See, that's the whole point.</p>	<p>Thank you for your participation in this public process. Please see Response to Testimony RPC-79 and response to Comment ADD-D.1-1.</p>

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		<p>They had made a -- a document in 2011 saying that they weren't going to provide the water, but somehow, I don't know all the whole -- the whole document or the whole information, they had lawyers doing all of this, and Centennial signed documents as stating -- you might ask Centennial, they have the documents to be able to tell you what exactly they signed, and they were supposed to be part of the Golden Valley Municipal Water District, as I understand, but it's been so many years now that we've got a new board, there's -- everybody is different on there except Mr. Springer, who was the civil engineer during that time, and one other board member.</p> <p>COMMISSIONER SHELL: Okay. So our staff report says the water supply assessment was approved by your water district --</p> <p>ROSE BRYAN: That's right.</p> <p>COMMISSIONER SHELL: -- in May 2011.</p> <p>ROSE BRYAN: That's right.</p> <p>COMMISSIONER SHELL: But you're dis- -- disputing that?</p> <p>ROSE BRYAN: I'm disputing it because that's what I've heard during the -- the meetings that we have had is that they don't -- not going to provide the water, but if they are, then I think somebody needs to tell the Golden Valley Municipal Water District or contact Mr. Springer to verify all this information because I don't know all the particulars on the contract that they signed in 2011.</p>	

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J.P. Rose			
RPC-86	Introduction	<p>Good afternoon, Commissioners.</p> <p>My name is J.P. Rose, and I'm an attorney with the Center for Biological Diversity.</p> <p>I would request one additional minute as I'm representing the organization.</p> <p>Would that be okay?</p> <p>Thank you, Chair.</p> <p>So the center, as you may know, is an environmental group with approximately 1 million members and online activists who I represent today.</p> <p>And today, we are asking you to say "no" to Centennial.</p> <p>Centennial is the wrong vision for Los Angeles County.</p>	<p>Thank you for your participation in this public process. The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. The Commenter's opposition is noted. This comment does not address the adequacy of the EIR, and no further response is required.</p>
RPC-87	Miscellaneous	<p>It will decimate some of California's last native grasslands and wildflower fields while generating -- generating unprecedented traffic and air pollution.</p>	<p>The Commenter's opinion is noted, was heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration. The EIR thoroughly analyzes and discloses potential impacts with regard to traffic (Draft EIR Section 5.10), air pollution (Draft EIR Section 5.11), and wildlife (Draft EIR Section 5.7), and has identified all feasible mitigation measures to reduce impacts. Specifically, with regard to grasslands and wildflower fields, please see further discussion in Responses to Testimony RPC-12 and RPC-286.</p>
RPC-88	Traffic	<p>At 35 miles from Santa Clarita and 65 miles from downtown L.A., the vast majority of residents will end up having to have multi-hour commutes to Los Angeles just to get to work, and even by the EIR's optimistic standards, over -- the project would generate over 75,000 external vehicle trips per day with an average trip length of 45 miles, and even these figures are probably lower than they actually are because the EIR assumes that most of the residents will, in fact, find jobs on site, but given the flexibility built into the specific plan and the EIR, the project might be phased as</p>	<p>The Commenter's opinion is noted, was heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration. However, the EIR trip analysis is appropriate under CEQA. As discussed in more detail in Final EIR, response to Comment F.8-23, Draft EIR page 5.10-91 explains that the traffic analysis assumes that a portion of the Project workforce and resident population will live or work outside the Project area and will commute to jobs outside or within the Centennial Specific Plan area. The analysis also assumes that on-site residents and workers will travel for services and amenities outside of the Project. The proportion of internal and external Project area trips was derived from the North County Sub-Area Traffic Model updated by Los Angeles County to reflect the Antelope Valley Area Plan approved by the</p>

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		<p>primarily housing first with the commercial development phased or delayed many years later, depending upon market conditions. This will obviously significantly increase the already enormous traffic, air pollution and climate impacts of the project.</p>	<p>County in June 2015. The North County Sub-Area Traffic Model used for the Project analysis is the same model used by the County and other public agencies for transportation planning studies in the region, including the 2015 Antelope Valley Area Plan (AVAP) and County General Plan update EIRs. The model was also used by Caltrans in the preparation of the Northwest State Route 138 Corridor Improvement Project Final EIR/EIS. With regard to Project trip length, as discussed on Draft EIR page 5.10-51, the North County Sub-Area Model results show that 40 percent of the trips made on site would be 3 miles or less in length, and nearly 70 percent of all internal trips would be 4 miles or less. As shown on Table 3.8 of the traffic study (Draft EIR Appendix 5.10-A), the North County Sub-Area Model results estimate that, on average, each internal Project trip will be 3.4 miles in length. The model estimates that an average external trip will be 45.9 miles in length. Finally, the North County Sub-Area Model estimates that 48 percent of all trips will be internal and 52 percent of all trips will be external to the Project. Consequently, the average Project trip is estimated to be 25.5 miles in length. As discussed on page 3-9 of Draft EIR Appendix 5.10-A, these estimated trip lengths are conservative because they do not reflect the trip reduction measures being implemented by the Project that will encourage trips by walking, biking, and transit.</p> <p>With regard to Project phasing, although the phasing program may be revised by the Project Applicant/Developer, any such revision is subject to County approval during the tentative tract map (TTM) process required by the Los Angeles County Subdivision Ordinance and the development requirements in the Centennial Specific Plan. (Final EIR Appendix 4.0-A.Rev.) The conceptual phasing program is appropriate under CEQA and provides sufficient detail for impact analysis, as is further discussed in Final EIR, response to Comment F.8-11.</p>
RPC-89	Greenhouse Gas	<p>I'd also like to just quickly address something that I heard from the developers, consultants and attorneys earlier, that the project would be net zero energy.</p> <p>I have reviewed the -- the EIR, and I did not see anything to that effect.</p> <p>In fact, it said impacts to the climate would be significant.</p> <p>So that just simply is not true here.</p>	<p>As part of the Project's proposed development agreement with the County, the Project has committed to achieving a "net zero carbon for the electric sector" standard on all public and private facilities constructed within the Project, which means that carbon emissions created to produce electricity that is consumed within the Specific Plan area will be offset with an equivalent amount of carbon emission reductions that result from quantified greenhouse gas emission reductions as documented over time as part of each application for a tentative tract map.</p>

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RPC-90	Traffic	Centennial, instead, will require the expansion of a sleepy two-lane highway into a full-fledged highway.	The Northwest 138 Improvement Project addresses significant existing and reasonably anticipated future needs irrespective of Centennial approval and development. Please see response to Comment ADD-F.10-5 for further discussion.
RPC-91	Biology Sprawl Traffic	<p>This highway development would occur in habitat linkage next to the Angeles National Forest.</p> <p>We are still working here in L.A. County to undo the ecological damage of past freeway and sprawl development that has nearly driven our local mountain lion population to extinction, yet here we are considering whether to prove -- approve a sprawl city that will act as a catalyst for another wildlife-killing freeway in a remote corner of the county.</p> <p>Taxpayers deserve real solutions to the housing shortage, not more sprawl and freeways that only serve the interests of Tejon and its Wall Street investors.</p>	As noted in Response to Testimony RPC-90, the Project is not the catalyst for the Northwest 138 Improvement Project. The County disagrees with Commenter's characterization of the Project, and notes that the Project has been sited and designed to promote regional "smart growth" planning principles established by the Southern California Association of Governments' (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy and the County's Antelope Valley Area Plan (AVAP) for the purpose of accommodating regional growth projections in a sustainable manner that reduces criteria air pollutant and greenhouse gas emissions and promotes public health while protecting regional open space, Sensitive Ecological Areas and agricultural areas consistent with the AVAP's Rural Preservation Strategy. See Final EIR, response to Comment F.8-20 for further discussion.
RPC-92	Biology	<p>Centennial would also destroy thousands of acres of irreplaceable wildlands.</p> <p>99 percent of California's native grasslands are already gone forever.</p> <p>I ask you not to put the final nail in the cos- -- coffin for these quintessential California landscapes.</p>	The Commenter's opinion is noted, has been heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration. The EIR thoroughly and appropriately documents the grassland study done on the Project site. Draft EIR Section 5.7, Biological Resources, discloses the Project's potential impact to grasslands and determines that direct and indirect impacts would be mitigated to a less than significant level, but cumulative impacts to native grasslands would be a cumulative significant impact. (Draft EIR, pages 5.7-158, -162.) Project implementation would include mitigation at a ratio of at least 2:1 for grasslands, resulting in improved functions and values of grasslands on the Project site, in addition to preservation in perpetuity within the Centennial Mitigation Preserve as described in PDF 7-1 on page 5.7-135 of the Draft EIR. Intensive, multi-year grassland studies have revealed that grasslands of equal or greater value occur in vast quantities in the Mitigation Preserve. Please see Final EIR, responses to Comments B.4-17, B.4-43, B.4-63, F.7-22, F.8-124, F.8-125, F.8-127, F.8-128, and F.8-131 for further discussion of grasslands.

Testimony No.	Environmental Topic	Testimony	Response to Testimony
RPC-93	Hazards	<p>There are many other reasons you should say "no" to Centennial. It is in the high and very high fire hazard area.</p> <p>We just experienced one of the worst fire seasons in U.S. history -- in California history.</p> <p>These fires are going to grow more intense in climate change.</p> <p>We shouldn't be putting people in harm's way and extending county services to that area.</p>	<p>The Commenter's opinion is noted, has been heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration. With regard to fire, the EIR appropriately evaluates the Project's potential fire safety impacts under two thresholds of significance. First, the Draft EIR considers whether the Project would expose people or structures to a significant risk of loss, injury or death involving fires because it is located (i) within a Very High Fire Hazard Severity Zone (VHFHSZ), (ii) within a high fire hazard area with inadequate access, (iii) within an area with inadequate water and pressure to meet fire flow standards, or (iv) within proximity to land uses that have the potential for dangerous fire hazard. Second, the Draft EIR considers whether the Project constitutes a potentially dangerous fire hazard. The Draft EIR determined that, with implementation of MM 3-9, Project impacts related to fire hazards would be less than significant under both applicable thresholds of significance. The Draft EIR concluded that Project impacts related to fire safety would be less than significant only after taking into consideration (i) Project site access, (ii) Project site water flows, (iii) Project site topography, (iv) Project site vegetative cover, (v) existing and proposed regulatory controls, (vi) existing mutual aid agreements between federal, state, and local fire safety service providers, and (vii) Project improvements and mitigation measures related to landscaping and vegetation management, building construction, circulation, public utilities, and fire protection services, including but not limited to MM 3-9. This testimony does not specifically address the adequacy of the EIR, and no further response is required. For further discussion of fire impacts, see Draft EIR, Section 5.3, and Final EIR, response to Comment A.2-6.</p>
RPC-94	Conclusion	<p>I grew up in California, and I fell in love with the beautiful landscapes and rugged mountains that we have here.</p> <p>In my fairly short life, I have watched pieces of that landscape slip away and disappear forever.</p> <p>We ask you to do the right thing and protect these landscapes for the next generation of Californians.</p> <p>Thank you.</p>	<p>The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and no further response is required.</p>

Testimony No.	Environmental Topic	Testimony	Response to Testimony
Aaron Echols			
RPC-95	Introduction	<p>My name is Aaron Echols, and I'm a professional biologist and photographer, and I've lived in Southern California my entire life.</p> <p>And I'm opposed to this project. I'm opposed, not for it.</p> <p>Most of my sentiments are shared with the Center for Biological Diversity, so I'll -- I'll be brief and -- and save you the -- the redundancy.</p> <p>You're welcome.</p> <p>I -- I will say we are currently sitting right here, although it may not look like it, in one of the original 25 biodiv- -- biodiversity hotspots of the world.</p> <p>Lucky us.</p>	<p>Thank you for your participation in this public process. The Commenter's opposition to the Project has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR and, therefore, no further response is required.</p>
RPC-96	Sprawl Biology	<p>This project proposes massive textbook sprawl development into one of the most biodiverse subregions of the California Floristic Province.</p>	<p>The County disagrees with the Commenter's characterization of the Project, and notes that the Project has been sited and designed to promote regional "smart growth" planning principles established by the Southern California Association of Governments' (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy and the County's Antelope Valley Area Plan (AVAP) for the purpose of accommodating regional growth projections in a sustainable manner that reduces criteria air pollutant and greenhouse gas emissions and promotes public health while protecting regional open space, Sensitive Ecological Areas and agricultural areas consistent with the AVAP's Rural Preservation Strategy. See Final EIR, response to Comment F.8-20 for further discussion. The Commenter is correct that the Project site is located in the California Floristic Province, which has a Mediterranean-type climate located on the Pacific Coast of North America, with a distinctive flora similar to other regions with a winter rainfall and summer drought climate like the Mediterranean Basin. The Project EIR documents specific and exhaustive study of the Project site and the presence of plant species, analyzed potential adverse impacts, and identified all feasible mitigation to reduce such impacts to the greatest extent feasible. This testimony does not address the adequacy of the EIR, and no further response is required.</p>

Testimony No.	Environmental Topic	Testimony	Response to Testimony
RPC-97	Biology	<p>The Tejon Ranch should be left fully intact as natural habitat and for an enjoyment and peace of mind of the trillions of people that will exist on this planet after we are gone.</p> <p>It is our privilege and our duty to protect and preserve what little is left of Southern California natural habitat, especially that of such pristine quality.</p>	<p>The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. The Commenter's opposition to the Project as proposed is noted. This comment does not address the adequacy of the EIR, and no further response is required.</p>
RPC-98	Conclusion	<p>I'm hearing a lot of appeals on the proponents' side out of selfishness, "I want a house," "I want a contract," "I want business," "I want more convenient shopping," "I want money."</p> <p>I think we should make considerations beyond ourselves and our species and think about the planet and what we would like to leave behind.</p> <p>Thank you.</p>	<p>The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and no further response is required.</p>
Steve Hartman			
RPC-99	Introduction	<p>Good morning, Commissioners.</p> <p>My name is Steve Hartman.</p> <p>I'm a volunteer president of the board of the California Native Plant Society.</p> <p>Thank you.</p> <p>A people that values its privileges above its principles soon loses both.</p> <p>Let's see which principles will be valued less than the privilege of land ownership.</p> <p>The Regional Planning Commission will make an historic decision influencing how growth will occur in Los Angeles County for decades to come.</p> <p>Will our future include affordable urban housing that is close to employment, mass transportation and other public services?</p> <p>Or will the Commission take the side of a profit-driven corporation to create a new city on</p>	<p>The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. The Commenter's opposition is noted. This comment does not address the adequacy of the EIR, and no further response is required.</p>

Testimony No.	Environmental Topic	Testimony	Response to Testimony
		functioning and very valuable native California plant habitat?	
RPC-100	Affordable Housing	The Centennial Specific Plan fails to create the affordable, appropriately cited, environmentally sustainable housing that our county desperately needs. Centennial is a lose-lose project.	The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. The Commenter's opposition is noted, but the County disagrees with the Commenter's characterization of the Project. See Final EIR, response to Comment F.8-20 for further discussion. This comment does not address the adequacy of the EIR, and no further response is required.
RPC-101	Biology	It will replace critical functioning habitat for rare plants and animals with a leapfrog development. It will trade one of the last remaining native grassland habitats in California for commutes that average 45 miles one way.	The Commenter's opinion is noted for the record, has been heard by the Regional Planning Commission, and will be provided to the Board of Supervisors. However, the County disagrees. For an in-depth refutation of the assertion that the Project constitutes "leap-frog" or sprawl development, see Final EIR, response to Comment F.8-20. With regard to appropriate EIR analysis of habitat loss, please see Response to Testimony RPC-14. With regard to appropriate EIR analysis of grassland impacts, please see Response to Testimony RPC-12.
RPC-102	Greenhouse Gas	It will eliminate habitat that sequesters carbon for greenhouse gas emissions.	As this comment correctly notes, the Project would result in the conversion of some vegetative cover that current sequesters carbon, as disclosed and analyzed in Draft EIR Section 5.21, Climate Change (pages 5.21-5 and -50). It should be noted, however, that the Project would plant an estimated 35,123 new trees, as required by the County Tree Planting Ordinance, which would result in an estimated long-term sequestration of 24,867 metric tons of carbon dioxide equivalent, as discussed on Draft EIR page 5.21-83.
RPC-103	Hazards Geology	It will swap essential wildlife corridors for housing directly on the San Andreas Fault and in the face of wind-driven fires, endangering future residents.	The Commenter's opinion was heard by the Regional Planning Commission and will be provided to the Board of Supervisors. The County disagrees with Commenter's characterization of the Project. As disclosed in Draft EIR Section 5.1, Geotechnical, the San Andreas Fault Earthquake Fault Zone and fault line cross the southwestern edge and southernmost point of the Project site, as shown on Draft EIR Exhibit 5.1-2, Geologic Hazards. However, with implementation of PDF 1-1 and compliance with State and County requirements for construction and setbacks, impacts would be less than significant. With regard to fire hazards, please see Response to Testimony RPC-93. With regard to wildlife connectivity and movement, please see Response to Testimony RPC-4. This testimony does not specifically address the adequacy of the EIR, and no further response is required.

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RPC-104	Biology	It will trade one of the best remaining seasonal wildflower habitats for a leapfrog development.	The Commenter's opinion was heard by the Regional Planning Commission and will be provided to the Board of Supervisors. The County disagrees with the Commenter's characterization of the Project. After thorough and appropriate analysis, the EIR concludes that Project mitigation measures and the preservation of 14,908 acres of grasslands coupled with long-term management through implementation of the Ranch-wide Management Plan will sufficiently offset and fully mitigate for impacts on wildflower fields associated with the Project. See Draft EIR, Section 5.7, Biological Resources, and Final EIR, responses to Comments B.4-17, B.4-43, F.3A-19, F.8-119, F.8-123 to F.8-125, and H.21-1 for further discussion of potential impacts to and mitigation to address such impacts to wildflower fields. For an in-depth refutation of the assertion that the Project constitutes "leap-frog" or sprawl development, see Final EIR, response to Comment F.8-20.
RPC-105	Conclusion	<p>We, the California Native Plant Society, recognize the need for additional affordable housing that benefits all residents of Los Angeles County.</p> <p>We also assert that despite this need, you must take each and every proposed development at face value.</p> <p>We need not trade functioning, intact, indeed precious habitat for leapfrog development that will endanger future residents.</p> <p>We urge you to make the right choice for the people of Los Angeles County like you have done dozens of times in the past.</p> <p>Tejon Ranch Corporation and their Wall Street investors will -- will be fine when you vote no on the Centennial Specific Plan.</p> <p>Thank you.</p>	The Commenter's opposition is noted for the record, has been heard by the Regional Planning Commission, and will be provided to the Board of Supervisors. With regard to this comment's concerns regarding "leap-frog" or sprawl development, see Final EIR, response to Comment F.8-20.

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<i>Orchid Black</i>			
RPC-106	Introduction	<p>My name is Orchid Black.</p> <p>I -- I'm a volunteer today. I am missing -- I -- I have my own business, and I am missing work, and I care what I eat, so I don't eat when I'm not working.</p> <p>Chairman Louie, Vice Chair Mr. Moon and the Board, I'm -- I'm speaking in opposition to the plan today.</p>	<p>Thank you for your participation in this public process. The Commenter's opposition to the Project has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR and, therefore, no further response is required.</p>
RPC-107	Miscellaneous	<p>I would like to mention that there's been 16 years of planning, and then I understand that this is statutorily okay, but 10 days to review an EIR after 16 years seems unnecessarily fast, and -- and it creates the appearance of a rush to judgment.</p>	<p>The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. Following testimony on June 6, 2018, the Regional Planning Commission continued the hearing until July 11, 2018, on which date the Regional Planning Commission continued the hearing again until August 29, 2018, allowing more time for consideration. This comment does not address the adequacy of the EIR, and no further response is required.</p>
RPC-108	Miscellaneous	<p>Earthquake, wind and fire.</p>	<p>With regard to earthquake, wind, and fire, see Responses to Testimony RPC-110 to -115.</p>
RPC-109	Public Services	<p>This project is a beautiful, well-designed project in the wrong place. It is -- it is not even sprawl. It is le- -- leapfrog development where we put development far from where the services are.</p>	<p>The Project does not constitute sprawl. Rather, the Project has been situated and designed to promote regional "smart growth" planning principles established by the Southern California Association of Governments (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy and the County's Antelope Valley Area Plan (AVAP) for the purpose of sustainably accommodating regional growth projections in a manner that reduces criteria air pollutant and greenhouse gas emissions and promotes public health while protecting regional open space, Sensitive Ecological Areas and agricultural areas consistent with the AVAP's Rural Preservation Strategy. For further discussion, please see the Final EIR, response to Comment F.8-20.</p>
RPC-110	Geology	<p>And it -- it sits at the junction of two faults?</p> <p>I have heard nothing to say that -- that more rigorous building standards will be used to accommodate the fact of the faults.</p> <p>The county will be responsible when the earthquake comes to clean it up, so we should consider not siting it here.</p>	<p>The Commenter's preference for an alternative location due to fault placement is noted, has been heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration. The EIR thoroughly and appropriately analyzes potential Project-related impacts due to fault location. First, it should be noted that the risk for earthquake shaking throughout Southern California is essentially the same, with a reduced risk along the southeastern portion of the State, so the nearness of one or more active faults does not have a direct correlation to risk of a seismic event and the magnitude of the event in a certain area. With regard to the Project site specifically, due to the</p>

Testimony No.	Environmental Topic	Testimony	Response to Testimony
			proximity of both the San Andreas Fault and Garlock Fault to the Project site, a fault research company called Earth Consultants International (ECI) conducted a detailed fault investigation on the Project site and evaluated potential hazards as a result of fault locations in relation to the Project site and planned development areas. See Draft EIR, Appendix 5.1-A. While earthquakes that may occur along the San Andreas Fault Rift Zone are potential generators of significant ground accelerations at the site, foundation systems must be designed to withstand these accelerations, and secondary impacts such as liquefaction may be mitigated by remedial grading, structural design and foundations or ground improvement techniques; active fault zones can also be mitigated against by implementing setback zones from Alquist-Priolo Earthquake Fault Zones. Accordingly, as shown on Draft EIR Exhibit 5.1-2, the Project has been designed to avoid development in areas near this zone. (Draft EIR, Section 5.1, Geotechnical, page 5.1-16.) The Project shall incorporate all applicable geotechnical recommendations identified in the geotechnical documents previously prepared for the Project, and implementation of these requirements would ensure impacts would be less than significant. For further discussion regarding seismic impacts and faults, see Final EIR, responses to Comments F.8-206 to F.8-210.
RPC-111	Hazards	It's -- we also have wind and fire. Most of our big fires are wind-driven events. If you look at them from space, there's just these huge trails during the Santa Ana winds from all the fires in Southern California. I recommend that you look for that.	The EIR recognizes that the Project site sometimes experiences high wind events. (Draft EIR, pages 5.11-23, 5.3-17.) This testimony does not address the adequacy of the EIR, and no further response is required.
RPC-112	Miscellaneous	This site is always windy. I've been to it several times, and any time pressure changes in either the San Joaquin or the Antelope Valley, this is where the wind goes through.	The EIR recognizes that the Project site sometimes experiences high wind events. (Draft EIR, pages 5.11-23, 5.3-17.) This testimony does not address the adequacy of the EIR, and no further response is required.
RPC-113	Hazards	And we haven't had fires there why? Because no ignitions. We're going to put 57,000 people there, we're going to have ignitions, and those fires are going to be wind driven, and the county is going to be responsible to deal with that catastrophe.	With regard to fire, the EIR appropriately evaluates the Project's potential fire safety impacts under two thresholds of significance. First, the Draft EIR considers whether the Project would expose people or structures to a significant risk of loss, injury or death involving fires because it is located (i) within a Very High Fire Hazard Severity Zone (VHFHSZ), (ii) within a high fire hazard area with inadequate access, (iii) within an area with inadequate water and pressure to meet fire flow standards, or (iv) within proximity to land uses that have the potential for dangerous fire hazard. Second, the Draft EIR considers whether the Project constitutes a potentially dangerous fire hazard. The Draft EIR determined that, with implementation of MM 3-9, Project impacts related to fire hazards would

Testimony No.	Environmental Topic	Testimony	Response to Testimony
			be less than significant under both applicable thresholds of significance. The Draft EIR concluded that Project impacts related to fire safety would be less than significant only after taking into consideration (i) Project site access, (ii) Project site water flows, (iii) Project site topography, (iv) Project site vegetative cover, (v) existing and proposed regulatory controls, (vi) existing mutual aid agreements between federal, state, and local fire safety service providers, and (vii) Project improvements and mitigation measures related to landscaping and vegetation management, building construction, circulation, public utilities, and fire protection services, including but not limited to MM 3-9. This testimony does not specifically address the adequacy of the EIR, and no further response is required. For further discussion of fire impacts, see Draft EIR, Section 5.3, and Final EIR, response to Comment A.2-6.
RPC-114	Miscellaneous	So that's catastrophe one, earthquake. Catastrophe two, the wind and fire.	With regard to wind, see Response to Testimony RPC-112, and with regard to fire, see Response to Testimony RPC-113.
RPC-115	Miscellaneous	Wind is also something that just makes people irritable, so you'll have people who have their dream home, but they're irritable all the time. Yeah. So earthquake, wind and fire.	As noted in Response to Testimony RPC-112, the EIR recognizes that the Project site sometimes experiences high wind events. The Commenter's opinion that this will have a widespread effect on residents' behavior, and the Commenter's overall opposition to the Project, has been heard by the Regional Planning Commission and Board of Supervisors. This testimony does not address the adequacy of the EIR, and no further response is required.
RPC-116	Traffic	We have our 75,000 vehicle trips, and we're going to have trips both ways. Everybody who lives there isn't going to work there and take their bicycle. It's a great vision. It belongs closer to Los Angeles. That vision, that great transportation vision, this -- this vision is going to be -- even people who live in the urban areas, somebody talked about his 382 workers, are always driving, and we're going to put in a small town over there, and those people are going to be always driving. His workers are going to have temporary work, and then 23,000 -- let's say 3,000 people get jobs there that work -- that live there. 20,000 trips up the 5 and the 138, and 75,000 down and back? That's, you know, almost 100,000 car trips per day. That's too many. That's too much	This comment's opposition to the Project's location is noted, was heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for their consideration. For a detailed discussion regarding the Project's consistency with long-term regional planning documents designed to achieve regional greenhouse gas reductions in the land use sector, please see Final EIR, response to Comment F.8-20. Indeed, the South Coast Air Quality Management District (SCAQMD) has reviewed the Centennial EIR and determined that the Project's Centennial Specific Plan "exemplifies [the County's] leadership in promoting sustainable communities development" and "will help reduce emissions from mobile sources, protect the public health from air pollution, and achieve healthful air in the [South Coast Air] Basin" (see Final EIR, Comment D.4-2). With regards to the number of average daily trips generated by the Project, the North County Sub-Area Model provides an estimate of the Projects average daily trips. As shown on Draft EIR Table 5.10-19, the model projects that about 48 percent of the Project's average daily trips (i.e., 70,246 trips) will be internal to the Project site, while about 52 percent (i.e., 75,908 trips) will be external to the Project site. Thus, as this

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		greenhouse gas for us. That's not appropriate for here. The lands are sensitive --	comment correctly notes, not everybody who lives on the Project site will work on the Project site, and not all Project residents will commute to work by bicycle.
RPC-117	Biology	<p>It's -- it's in the wrong place.</p> <p>The landscape is a sensitive landscape. It has many rare, fragile plants, it has rare birds, it has rare mammals, and they only can exist there because of the -- the immense area of this space, and when we reduce that area and put 100,000 people out there, they won't exist anymore.</p> <p>Thank you.</p>	The Commenter's opposition to the Project and opinion regarding impacts on biological resources is noted, was heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration. The EIR appropriately analyzes and mitigates potential Project-related impacts to biological resources to the greatest extent feasible, and the Project Applicant has committed to preserving much of Tejon Ranch for the benefit of species and habitat conservation. This comment does not specifically address the adequacy of the EIR and, therefore, no further response is required.
Christopher Hanson			
RPC-118	Introduction	<p>Hi.</p> <p>I'm Christopher Hanson.</p> <p>I come to you as a retired 911 EMT from Santa Monica as well as an outdoor trip leader from University of California at Riverside, and I studied sociology.</p> <p>I understand that this will bring economic growth, but I ask the question: At what cost?</p> <p>The lady from Lancaster who we heard from this morning, her environmental opposition to the project doesn't really get at why it's such a big deal.</p>	Thank you for your participation in this public process. These comments will be provided to the Regional Planning Commission and Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and no further response is required.
RPC-119	Biology	People forget why biological diversity is so important, and I'd like to remind you that it's nature that acts as the lungs for our planet and helps clean the air and helps give us good breathing air.	The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and no further response is required.

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RPC-120	Air Quality Public Health	<p>And something that just came out in 2017, which is quite relevant to me, is the impact on air quality for our brains.</p> <p>Alzheimer's is becoming a very big deal now, and our older generation is suffering, and sciencemag.org, as well as the L.A. Times, published an article saying that they're now realizing that the air quality is affecting our brains, and our neuroge- -- neurodegenerative diseases are becoming more and more prevalent.</p> <p>So I would propose that as research is just beginning to come out to show the effects of air quality on our aging population that we at least let these studies kind of gain a little bit more traction before we decide that "Yes, let's do this thing" that I've seen to be irreplaceable as I've led outdoor trips for lots of different international people. Like, they come to California for the nature. They don't come for residential areas. They come to, like, explore Yosemite and Santa Monica beach, like, the -- that's why they are driven here.</p>	<p>The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. With regard to this comment's concerns regarding the Project's potential air quality impacts and their effects on human health, this potential impact was analyzed in the EIR. As explained on Draft EIR pages 5.11-9 and 5.11-10, toxic air contaminants (TACs) are those air pollutants that are known or suspected to cause cancer or other serious health effects (e.g., reproductive effects or birth defects). With respect to the Project's potential to expose sensitive receptors (e.g., residences, schools, day care facilities, hospitals) to substantial pollution concentrations, the Draft EIR determined that this impact would be less than significant with implementation of MM 11-2. With respect to TAC emissions associated with the Project's proposed on-site stationary sources, the Draft EIR determined that impacts from these sources would be less than the incremental cancer risk of and non-cancer health index thresholds with implementation of MMs 11-1, 11-7, 11-8, and 11-9 and, therefore, this impact would be less than significant.</p>
RPC-121	Biology	<p>And so I would offer that we don't be so quick to make a decision to develop on a land that won't be able to be replaced. It takes so long to build these kind of grasslands just from, like, an environmental standpoint. The soil does not replenish itself in matters of tens of years.</p>	<p>The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. The Commenter's opposition to the Project is noted. This comment does not address the adequacy of the EIR, and no further response is required.</p>
RPC-122	Conclusion	<p>And so at least give yourself some time and perhaps push this out a little bit to really consider all the ramifications, especially those health and - - ramifications such as Alzheimer's and the connection to air quality that will get worse if we take away natural habitat and replace it with emissions.</p> <p>Thank you.</p>	<p>The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. Following testimony on June 6, 2018, the Regional Planning Commission continued the hearing until July 11, 2018, on which date the Regional Planning Commission continued the hearing again until August 29, 2018, allowing more time for consideration. This comment does not address the adequacy of the EIR, and no further response is required.</p>

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Bryn Lindblad			
RPC-123	Introduction	<p>Hi. Good afternoon.</p> <p>I'm Bryn Lindblad, Associate Director of Climate Resolve. We're a local organization focused on solutions to climate change.</p> <p>I head up our transportation and land use work, and I would just like to express my strong opposition to this type of -- of sprawl development.</p> <p>I'd urge you to -- to put the brakes on this ill-conceived idea and encourage you to -- must have the courage to really pull the plug on it altogether.</p> <p>But it's -- it's -- it's exactly the wrong sort of development for our region.</p>	<p>Thank you for your participation in this public process. The Commenter's opinion is noted, was heard by the Regional Planning Commission, and will be provided to the Board of Supervisors. However, the Project does not constitute sprawl, and provides development on a site planned to accommodate projected growth in a manner consistent with regional strategies for achieving mandatory reductions in greenhouse gas (GHG) emissions attributable to the land use sector. The Project has been sited and designed to promote regional "smart growth" planning principles established by the Southern California Association of Governments' (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy and the County's Antelope Valley Area Plan (AVAP) for the purpose of accommodating regional growth projections in a sustainable manner that reduces criteria air pollutant and GHG emissions and promotes public health while protecting regional open space, Sensitive Ecological Areas and agricultural areas consistent with the AVAP's Rural Preservation Strategy. See Final EIR, response to Comment F.8-20 for further discussion.</p>
RPC-124	Sprawl Traffic	<p>It's -- it's this sort of sprawl development that -- that perpetuates car dependence and is sure to worsen congestion on our already traffic-filled roads and not to mention the climate pollution that comes from that.</p>	<p>The Commenter's opinion is noted, was heard by the Regional Planning Commission, and will be provided to the Board of Supervisors. Please see Response to Testimony RPC-123.</p>
RPC-125	Pop/Housing	<p>This -- this project claims to have a jobs-housing balance, but I call serious doubt to that feasibility of it really playing out that way.</p> <p>The reality now in north L.A. County is that it's experienced significantly more growth in housing than it has in jobs, almost twice as much, and there's a real -- a real jobs deficit -- deficit -- deficit, and I have -- I have every reason to believe that that pattern would hold true for this sprawl development as well.</p> <p>Employers don't want to be located 45 miles away from other businesses, and -- and if approved, this -- this massive housing development would not be one where everyone is able -- is ever -- is working there on site, and</p>	<p>This comment's opinion regarding the Project's projected job/housing ratio is noted, was heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for their consideration. The Project's land use plan would provide an estimated jobs/housing ratio of 1.22 through the development of commercial and business park uses on the site, thus positively contributing to the attainment of the Antelope Valley Area Plan's targeted 1.3 jobs-to-housing ratio. With regard to this comment's concerns regarding the EIR's job growth assumptions, as explained in Draft EIR Section 5.9.3 (pages 5.9-18 through 5.9-22, 5.9-29, and 5.9-30), such assumptions are based on regional employment growth projections published by the Southern California Association of Governments (SCAG), which SCAG adopted as part of its 2012 and 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) planning documents. As shown on Draft EIR Table 5.10-19, it is projected that about 48 percent of the Project's average daily trips will be internal to the Project site, while about 52 percent will be external to the Project site. Thus, as this comment correctly notes, not everybody</p>

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		there would be significant out commuting, and with that, massive amounts of new, long car trips.	who lives on the Project site will work on the Project site. With regard to this comment's concerns regarding the length of Project trips, as discussed on Draft EIR page 5.10-51, the North County Sub-Area Model project's that 40 percent of the trips made on site would be 3 miles or less in length, and nearly 70 percent of all internal trips would be 4 miles or less. The model estimates that an average external trip will be 45.9 miles in length, and that the average Project trip is estimated to be 25.5 miles in length.
RPC-126	Traffic	<p>This -- this part of our region is also -- north L.A. County is -- is where the longest commutes are already happening, and our congested roads just really cannot accommodate that sort of car dependence, long commutes.</p> <p>Not to mention, this project doesn't include any transit access whatsoever, and there's really -- there's just something -- something missing there connecting people in a way that's sustainable.</p>	The Commenter's opinion has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. With regard to transit, among other requirements, the MMRP and Specific Plan require the Project Master Developer to establish a Transportation Management Association (TMA) to develop linkages with other Antelope Valley/Santa Clara Valley TMAs or like organizations in order to maximize transit efficiencies and services. Please see Final EIR, Appendix 4.0-A.Rev for further details. Please see also Responses to Testimony RPC-127 and -128 with regard to smart growth.
RPC-127	Affordable Housing	I think we can't be giving up on -- on smart growth, by which I mean trying to preserve and create affordable housing near where people can work. They can get around without a car.	The Project has been sited and designed to promote regional "smart growth" planning principles established by the Southern California Association of Governments' (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy and the County's Antelope Valley Area Plan (AVAP) for the purpose of accommodating regional growth projections in a sustainable manner that reduces criteria air pollutant and greenhouse gas emissions and promotes public health while protecting regional open space, Sensitive Ecological Areas and agricultural areas consistent with the AVAP's Rural Preservation Strategy. See Final EIR, response to Comment F.8-20 for further discussion.
RPC-128	Miscellaneous	And -- and I -- I don't think you guys can be fooled into -- into thinking that we can call this project infill.	The Project site is not an infill site. However, it provides development on a site planned to accommodate projected growth in a manner consistent with regional strategies for achieving mandatory reductions in GHG emissions attributable to the land use sector. See Response to Testimony RPC-127 for further details.
RPC-129	Greenhouse Gas Traffic	<p>So as you -- as you probably know, transportation is our largest source of greenhouse gases.</p> <p>What you may not know is that our regional transportation plan, sustainable community</p>	As discussed in detail in Final EIR, response to Comment F.8-20, SB 375 tasks CARB with calculating per capita GHG emissions reduction targets for each of the regional MPOs. ⁴ Each MPO must then adopt an SCS that describes a regional development pattern and transportation network that, if implemented, will feasibly reduce VMT in an amount sufficient to

⁴ Government Code § 65080

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		<p>strategy and the collection of statewide regional plans doesn't set us upon a path to meet our state climate goals.</p> <p>The reason why is that -- that rich, powerful greenfield developers hire lobbyists to infiltrate those regional planning processes and make sure that their sprawl development project is in those plans.</p>	<p>achieve the regional GHG reduction target.⁵ The SCS is adopted as a component of each MPO's federally mandated Regional Transportation Plan (RTP). By law, every SCS must accommodate the region's projected population growth over a 20-year period, as well as an 8-year projection of the regional housing need, as determined through the RHNA process.⁶</p> <p>In 2010, CARB set the current GHG reduction target for the SCAG region at 8 percent below 2005 per capita emissions levels by 2020, and 13 percent below 2005 per capita emissions levels by 2035.⁷ Shortly thereafter, SCAG, its member agencies, and regional stakeholders engaged in a public process to prepare the region's first SCS. In order to weigh relative costs and benefits, the 2012 RTP/SCS working group evaluated four regional development patterns that would be capable of achieving the region's GHG reduction target while also accommodating future growth projections and housing needs.⁸ The land use scenarios varied with respect to the mix of location (e.g., greenfield development vs. infill development), housing type (e.g., single-family versus multifamily), and transportation investments (e.g., roadway versus transit improvements).⁹ These different land use scenarios were developed to explore their relative merits and they informed the project alternatives evaluated in the environmental impact report that SCAG prepared for the 2012 RTP/SCS (2012 RTP/SCS EIR).¹⁰</p> <p>In June 2012, CARB certified that implementation of the 2012 RTP/SCS would achieve and exceed the 2020 and 2035 GHG reduction targets applicable to the SCAG region.^{11,12} That same month, the Federal Highway Administration and the Federal Transit Administration, in</p>

⁵ *Ibid.*

⁶ *Ibid.*

⁷ Southern California Association of Governments (SCAG). 2016a (April 7). *The 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy. A Plan for Mobility, Accessibility, Sustainability and a High Quality of Life*. Los Angeles, CA: SCAG. <http://scagrtpscscs.net/Documents/2016/final/f2016RTPSCS.pdf>.

⁸ Southern California Association of Governments (SCAG). 2012a. (April). 2012-2035 Regional Transportation Plan (p. 114). Los Angeles, CA: SCAG. <http://rtpscscs.scag.ca.gov/Documents/2012/final/f2012RTPSCS.pdf>.

⁹ *Id.*, p. 117

¹⁰ *Ibid.*

¹¹ California, State of, California Air Resources Board (CARB). 2012. *Executive Order G-12-039 Southern California Association of Governments (SCAG) Sustainable Communities Strategy (SCS) ARB Acceptance of GHG Quantification Determination*. Sacramento, CA: CARB. https://www.arb.ca.gov/cc/sb375/exec_order_scag_scs.pdf.

¹² California, State of, California Air Resources Board (CARB). 2012b (May). *Technical Evaluation of the Greenhouse Gas Emission Reduction Quantification for the Southern California Association of Governments' SB 375 Sustainable Communities Strategy*. Sacramento, CA: CARB. https://www.arb.ca.gov/cc/sb375/scag_scs_tech_eval0512.pdf.

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			<p>consultation with the U.S. Environmental Protection Agency (USEPA), CARB and the regional air quality management districts, determined that the 2012 RTP/SCS was in conformance with the applicable State Implementation Plan (SIP) prepared in accordance with the Clean Air Act to establish control measures necessary to achieve attainment of National Ambient Air Quality Standards (NAAQS) in the SCAG region.^{13,14} Accordingly, all federal and state expert agencies with regulatory jurisdiction over air resources in the SCAG region have determined that, if implemented, the 2012 RTP/SCS would achieve targeted per capita GHG emissions reductions from passenger vehicles and will not impede or conflict with regional efforts to reduce criteria air pollutants to acceptable levels.</p> <p>As required by SB 375, in April 2016, SCAG updated 2012 RTP/SCS with its adoption of the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016 RTP/SCS).¹⁵ The 2016 RTP/SCS sets forth the same balanced land use plan described in the 2012 RTP/SCS, including its land use and transportation strategies, investments, and policies.¹⁶ The 2016 RTP/SCS also identifies new transportation investments to improve regional mobility, including new rail transit facilities, vehicle replacement programs, new funding for active transportation, bus system improvements, network maintenance projects, and highway and arterial improvement projects.¹⁷ Like its predecessor, the 2016 RTP/SCS anticipates development of the Project site at densities consistent with the <i>Centennial Specific Plan</i>.^{18,19,20} In addition, the 2016 RTP/SCS identifies the Northwest SR-138 Improvement Project (which is partially located within the Project's boundary and was recently approved by Caltrans) as a major regional highway project needed to improve</p>

- ¹³ United States Department of Transportation, Federal Highway Administration (USDOT). 2012. Conformity Determination for SCAG's 2012 RTP/SCS and 2010/11 FTIP through Amendment No. 11-24. Sacramento, CA: USDOT. http://rtpscs.scag.ca.gov/Documents/2012/final/SCAGFF24_060412.pdf.
- ¹⁴ United States Department of Transportation, Federal Highway Administration (USDOT). 2013. Conformity Determination for SCAG's 2012 RTP/SCS through Amendment 1 and the 2013 FTIP through Amendment No. 13-04. Sacramento, CA: USDOT. http://rtpscs.scag.ca.gov/Documents/2012/final/SCAGFF04_071513.pdf.
- ¹⁵ SCAG 2016a
- ¹⁶ *Id.*, p. 69
- ¹⁷ *Id.*, pp. 89, 94, 101
- ¹⁸ Southern California Association of Governments (SCAG). 2015b (December). *2016-2040 Sustainable Communities Strategy (SCS) Background Documentation Appendix* (pp. 6, 7, 10, 11). Los Angeles, CA: SCAG. http://scagrtppscs.net/Documents/2016/final/f2016RTPSCS_SCSBackgroundDocumentation.pdf.
- ¹⁹ Southern California Association of Governments (SCAG). 2016e (April). *2016-2040 RTP/SCS Public Participation and Consultation Sub Appendix Part 1 of 5 Comments and Responses Adopted April 2016* (p. 115). Los Angeles, CA: SCAG. http://scagrtppscs.net/Documents/2016/final/subAppendix01_2016fRTPSCS.pdf.
- ²⁰ DRP 2017, p. 6-8

Testimony No.	Environmental Topic	Testimony	Response to Testimony
			<p>regional access to opportunities such as jobs, education, recreation and healthcare.^{21,22,23} In June 2016, CARB determined that implementation of the 2016 RTP/SCS would achieve SCAG's per capita GHG reduction target of 8 percent by 2020 and would achieve an 18 percent per capita GHG reductions by 2035 (exceeding the SCAG 2035 target of 13 percent by five percentage points).^{24,25} State and federal regulators also determined that the 2016 RTP/SCS conforms to the SIP and its control measures to reduce regional criteria pollutant emissions consistent with NAAQS.^{26,27}</p> <p>In light of the procedural history associated with SCAG's RTP/SCS approval, this comment's suggestion – without evidence - that SCAG, CARB, USEPA, the Federal Highway Administration, and the Federal Transit Administration were all somehow “infiltrated” by the development community to “erode [SB 375's] accountability mechanisms” is without factual foundation. Please also note that many state and local measures in addition to RTP/SCS will be needed to meet the State's climate goals. For example, ARB in its 2017 Scoping Plan²⁸ (p. 76) notes that, for the transportation sector, there is a gap between what SB 375 can provide and what is needed to meet the State's 2030 and 2050 GHG reduction goals.</p>

²¹ SCAG 2016a, p. 100

²² Southern California Association of Governments (SCAG). 2017a (April). The 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy Amendment #1 (p. 35). Los Angeles, CA: SCAG. http://scagrtpscs.net/Documents/2016/final/f2016RTPSCS_amend01.pdf.

²³ Southern California Association of Governments (SCAG). 2017b (July). The 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy Amendment #2 (p. 2). Los Angeles, CA: SCAG. http://scagrtpscs.net/Documents/2016/final/f2016RTPSCS_amend02.pdf.

²⁴ CARB 2016

²⁵ California, State of, California Air Resources Board (CARB). 2016a (June). *Technical Evaluation of the Greenhouse Gas Emission Reduction Quantification for the Southern California Association of Governments' SB 375 Sustainable Communities Strategy*. Sacramento, CA: CARB. https://www.arb.ca.gov/cc/sb375/scag_final_staff_report_06_29_16.pdf.

²⁶ United States Department of Transportation, Federal Highway Administration (USDOT). 2016. Conformity Determination for SCAG's 2016 RTP/SCS. Sacramento, CA: USDOT. http://scagrtpscs.net/Documents/2016/notices/FHFW-FTA_2016RTPSCSConformityDetermination_2016-0601.pdf.

²⁷ United States Department of Transportation, Federal Highway Administration (USDOT). 2017. Conformity Determination for SCAG's 2016 RTP/SCS Amendment No. 1 and 2017 FTIP Consistency Amendment No. 17-03. Sacramento, CA: USDOT. http://www.scag.ca.gov/programs/Documents/16RTP_A1.pdf.

²⁸ California Air Resources Board (CARB). 2017. California's 2017 (November). Climate Change Scoping Plan, the Strategy for achieving California's 2030 greenhouse gas target. https://www.arb.ca.gov/cc/scopingplan/scoping_plan_2017.pdf.

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RPC-130	Greenhouse Gas	<p>It -- it really limits the amount of greenhouse gas reductions we can achieve as a region, and I think --</p> <p>It's not -- you know, we're not in a place where we -- we look around and say "What else can we do?"</p> <p>Stopping a project like this is -- is what we can do to make good on our climate goals.</p> <p>At the state level, our scoping plan aggregates all the greenhouse gas reductions from these regional plans as well as other sectors.</p> <p>Right now, we're not -- we're not set to achieve reductions of the scoping plan as soon as we need to do.</p> <p>Unfortunately, the lawyer before you today also has a lawsuit filed against that scoping plan trying to erode the accountability mechanisms and a viable path to being -- making good on our climate goals.</p>	<p>As discussed in Final EIR, response to Comment F.8-20, CARB has determined that implementation of the 2016 RTP/SCS would achieve SCAG's per capita GHG reduction target of 8 percent by 2020 and would achieve an 18 percent per capita GHG reductions by 2035 (exceeding the SCAG 2035 target of 13 percent by five percentage points). This comment's general opposition to the Project is noted and will be provided to County decision makers for their consideration. Also see Response to Testimony RPC-129.</p>
RPC-131	Conclusion	<p>So transportation and gridlock, automobile dependence and climate change, the massive amount of the GHGs that we're putting into our climate I would argue are the largest challenges facing our region, and a project like this --</p> <p>-- does not help us address that.</p>	<p>The Commenter's opinion is noted, has been heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration. However, the County disagrees with Commenter's characterization, and notes that the Project will help to address regional climate goals, as further addressed in Response to Testimony RPC-130.</p>

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**RESPONSE TO TESTIMONY PRESENTED AT
JULY 11, 2018 REGIONAL PLANNING COMMISSION HEARING**

Testimony No.	Environmental Topic	Testimony	Response to Testimony
Kathleen Trinity			
RPC-132	Introduction	<p>Good morning, Chairman Louie and Commissioners. I'm Kathleen Trinity from Acton. And I'm opposed to the plan.</p> <p>I realize that a lot of time and effort has gone into the Centennial Plan, the DEIR and the FEIR. At the County level, the environment is neatly divided into planned sectors, and in CEQA habitat and wildlife are referred to as biological resources, that is, for human use.</p>	<p>Thank you for your participation in this public process. The Commenter's opposition to the Project is noted, has been heard in testimony by the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration. The EIR appropriately analyzes and mitigates potential Project-related impacts to biological resources to the greatest extent feasible, and the Project Applicant has committed to preserving much of Tejon Ranch for the benefit of species and habitat conservation. This comment does not specifically address the adequacy of the EIR and, therefore, no further response is required.</p>
RPC-133	Biology	<p>But as human beings, we also have an obligation and a desire, I would think, to preserve and protect our natural areas and wildlife. We need to stand back and be extremely cautious because this massive urban development will, first, forever change the nature of the area and, second, will compromise the area, not only unique in flora and fauna, but because it is located between the Tehachapi Mountains and the San Gabriels and the Antelope Valley. This location between mountain ranges is key to providing essential linkages for wildlife movements between ranges and roaming within them.</p>	<p>The Commenter's opinion regarding the nature of the Project is noted, was heard in testimony by the Regional Planning Commission, and will be provided to the Board of Supervisors. The EIR appropriately analyzes potential impacts to habitat connectivity, and the Project design and mitigation would ensure less than significant impacts. In the wildlife movement assessment, connectivity between the Tehachapi Mountains and the San Gabriel Mountains was considered in detail (Draft EIR, pages 5.7-50 to -64, -164 to -170). The thorough assessment concluded that although maintaining baseline connectivity between the two regions is essential, development of the Project would not significantly impact movement between these regions (<i>Id.</i>, page 5.7-166). The wildlife movement impact analysis beginning on page Draft EIR page 5.7-164 does conclude that development of the Project site will result in some losses of areas that may be used for foraging and/or breeding for species; pathways to or from foraging or breeding grounds on the Project site, such as along ridge-lines or canyon bottoms, may become "dead ends" to through dispersal. However, these losses are not expected to significantly impact wildlife movement, and sufficient habitat connectivity would be retained in the region for these species, especially given the substantial amount of similar terrain in the northwestern Antelope Valley area. Further, two regional conservation plans, the Tejon Ranch Conservation and Land Use Agreement and the TUMSHCP, although not providing mitigation for Centennial, would act in concert with the Centennial mitigation preserves to help sustain the functionality of the regional landscape linkage for future wildlife populations. Multi-generational gene flow (a series of connected wildlife movement events over time, allowing</p>

Testimony No.	Environmental Topic	Testimony	Response to Testimony
			<p>for genes to pass within and between populations) among wildlife populations in the region is expected to be sustained in the open spaces on and off the site that will remain following Project implementation. These open spaces provide sufficient habitat connectivity to allow for such gene flow. Implementation of MM 7-14, which designates a SR-138 wildlife underpass (along with a 50-foot open space buffer) where the current intersection with National Cement Plant Road exists, will also allow for local wildlife movement to pass through the Project area down to SEA 17. The direct impacts of Project development on wildlife movement, therefore, are considered less than significant after mitigation for local wildlife movement impacts. Nonetheless, the Draft EIR (page 7-17) discloses that the Project when combined with other projects in the region would result in a cumulatively significant impact on wildlife movement. Lastly, the Project design is consistent with the Antelope Valley Area Plan (AVAP) including with regard to open space designations, SEA protection, and preservation of habitat linkages. For further discussion of wildlife movement and habitat connectivity, please see Final EIR, responses to Comments B.2-3, B.4-34 to B.4-37, B.4-56, B.4-57, B.4-75, F.3-23 to F.3-25, F.3A-32 to F.3A-34, F.5-2, F.7-22, F.8-109, F.8-110, and F.8-165 through F.8-169.</p>
RPC-134	Biology	<p>An urban development of 57,000 persons, planned community or not, will deprive wildlife, such as mountain lions, pronghorn antelope, mule deer, and others of habitat and healthy movement. Large animals are already hemmed in by the I-5, the SR-138, and the California Aqueduct. An overpass at the aqueduct and an underpass at the SR-138, while helpful, are totally inadequate, incapable of mimicking nature.</p>	<p>With regard to wildlife movement, please see Response to Testimony RPC-133. With regard to habitat loss, the EIR acknowledges that Project development would result in loss of habitat. The EIR assesses impacts to habitat for all species at the Project and cumulative impact levels, including those mentioned by the Commenter. Various mitigation measures, including the dedication of thousands of acres of open space to be preserved and managed in perpetuity are included in the EIR and the Project's MMRP to reduce impacts to habitat to a less than significant level. For further discussion regarding habitat loss, please see Draft EIR, Section 5.7, Biological Resources, pages 5.7-145 to -153, and Section 7.0, Cumulative Impacts, page 7-6; Final EIR, responses to Comments F.8-107, F.8-108. Specifically, with regard to mountain lions and other large mammals, please see Responses to Testimony RPC-7, -135, and -136, Draft EIR, Section 5.7, Biological Resources, pages 5.7-50 to -54, -63 to -65, -161, -166, and Final EIR, responses to Comments B.4-53 and F.5-8. With regard to pronghorn, please see Response to Testimony RPC-296.</p>

Testimony No.	Environmental Topic	Testimony	Response to Testimony
RPC-135	Biology	How many deer and bear do we need to see slaughtered on the highways and freeways. I see skimpy mention of the California mountain lion in the DEIR. Its need for roaming land and linkages are not addressed. This is a serious omission without which the project should not go forward. Mountain lions require vast roaming areas and do not always remain in the Foothills. Hundreds of mountain lions are killed in California each year. Many are forced out of the Foothills in search of food and water only to be deemed a threat and shot.	The EIR appropriately addresses potential impacts to all protected species or if Project impacts would reduce regional populations to below self-sustaining levels. Mammals mentioned by Commenter would not experience significant impacts in either regard. In addition, the primary areas of regional movement are identified in the EIR, consistent with independent studies, as occurring outside the Project site. Local wildlife movement impacts have been reduced to less than significant with the incorporation of mitigation measures. Regional movement for the species listed by the Commenter is not expected to be significantly impacted. With regard to human intervention with large mammals including bear and mountain lions, the Final EIR updated MM 7-17 to require educational materials be distributed that address these large native mammals, indicating they could prey on pets, indicating that no action shall be taken against such native animals, and indicating that pets must be leashed while using designated trail system and/or in any areas within or adjacent to open space, to reduce interaction. Control of stray and feral cats and dogs will be conducted in open space areas on an as-needed basis. See Appendix 2.0-C.Rev to the Final EIR, page C-81. For further discussion regarding these mammals, please see Draft EIR, Section 5.7, Biological Resources, pages 5.7-50 to -54, -63 to -65, -161, and -166, and Final EIR, responses to Comments B.4-53 and F.5-8.
RPC-136	Biology	In the February 2012 L.A. Times, it was reported that Tejon Ranch had illegally killed 11 to 20 mountain lions to keep them away from wealthy hunters' quarry. Even if Tejon has since reduced its hunting program, mountain lions should not end up on cramped islands like P35 to the south. And consider additional deaths on freeways and highways.	With regard to potential Project-related impacts to mountain lion and appropriate EIR analysis of same, see Response to Testimony RPC-135. With regard to illegal killing of mountain lions, it is not Tejon Ranch policy to do so. As indicated in the article referenced by the Commenter, the Applicant has publicly explained that it expresses "deep regret that such incidents took place on ranch property and the company is doing everything within its power to ensure that something like this never happens again." Further, the killings "occurred without the knowledge and/or consent of Tejon Ranch's senior officers." This testimony does not address the adequacy of the EIR, and no further response is required.
RPC-137	Conclusion	A planned community has many advantages. But at this location, it will certainly not be advantageous to wildlife, nor is this acceptable. Thank you.	The Commenter's opinion regarding Project location has been heard in testimony by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR and, therefore, no further response is required.

Testimony No.	Environmental Topic	Testimony	Response to Testimony
Jacqueline Ayre			
RPC-138	Introduction	<p>Hello. My name is Jacqueline Ayre. I'm here on behalf of Save Our Rural Town.</p> <p>Save Our Rural Town, or SORT, submitted a letter on Monday. I wanted to make sure it was received because it wasn't mentioned earlier by Mr. Sackett.</p>	<p>Thank you for your participation in this public process. The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. The comment letter referenced has also been received and responded to. This comment does not address the adequacy of the EIR, and no further response is required.</p>
RPC-139	Traffic	<p>SORT is concerned that the Staff Report finds traffic impacts are less than significant. Then it admits the traffic impact will be significant if Caltrans does not complete the Northwest Corridor Project. Then it says that the issue of traffic impact is out of the County's hands because it has no jurisdiction over Caltrans; so if significant impacts occur then, oh, well.</p>	<p>The Commenter's concern regarding EIR analysis and staff report discussion of traffic-related impacts is noted and will be provided to the Board of Supervisors for consideration. However, EIR analysis and staff report discussion is consistent with and appropriate per CEQA requirements. As explained in Draft EIR, Section 5.10, Traffic, Access, and Circulation, under Thresholds 10-1 and 10-2, in accordance with the MMRP, the Project must provide the required funding for the implementation of all identified roadway and highway improvements necessary to reduce Project-related impacts to a less than significant level, either through an agreement with Caltrans (referred to as the Traffic Mitigation Agreement) or by contributing fair share funding for these improvements. If built, improvements identified in the MMRP would fully mitigate all potential Project-related significant impacts to SR-138 and other state highways. In each case, the MMRP specifically requires that Project funding be provided either in accordance with the agreement with Caltrans and in accordance with timing set forth in that agreement, or prior to final map recordation. Consequently, all of the Draft EIR and MMRP highway facility improvements required to address potential Project-related significant impacts are fully enforceable and must be completed before each phase of development may occur. However, as recognized in the EIR, Caltrans is legally responsible for implementing planned improvements of State facilities, and the Project Applicant and the County do not have the authority to require that Caltrans do so. For this reason, the EIR concludes that if improvements are not implemented, the Project would contribute to significant and unavoidable impacts. (Draft EIR, Section 5.10, pages 5.10-1, -2, -130.) The draft CEQA Findings, included in the most recent staff report, accurately reflect EIR analysis and conclusions that under Thresholds 10-1 and 10-2, impacts would be significant and unavoidable if Caltrans does not implement improvements. See Staff Report Attachment G, Draft CEQA Findings Regarding the Centennial Specific Plan Project and EIR.</p>

Testimony No.	Environmental Topic	Testimony	Response to Testimony
RPC-140	CEQA	But CEQA does not work that way. As lead agency, the County cannot wash its hands of significant impact by throwing the responsibility to mitigate such impact onto another agency. CEQA requires that the County impose conditions on the Project to eliminate significant impact if the conditions are feasible and if they achieve the Project objective.	The Commenter misstates CEQA and the County's responsibility. As explained further in Response to Testimony RPC-139, the County has evaluated potential Project-related impacts and required the implementation of enforceable mitigation that would fund identified necessary roadway and highway improvements. If implemented, these improvements would mitigate impacts to a less than significant level. However, the County does not have legal authority to carry out improvements to State facilities. This, rather, is the responsibility of Caltrans. Therefore, as is specifically permitted under CEQA, the County in its draft CEQA findings concludes that if improvements are not implemented, the Project would contribute to significant and unavoidable impacts because implementation of the improvements is within the responsibility of another public agency and not the agency making the finding. (CEQA Guidelines § 15091(a)(2); CEQA § 21081(a)(2).)
RPC-141	Project Description	In this case, the Project is slated for phase development in ten parts, with each development phase being fully contained and capable of supporting all new occupants.	The Commenter is correct that the Project's conceptual phasing plan proposes development in 10 phases, with appropriate infrastructure and services to serve occupants of each phase. See Draft EIR, Section 4.0, Project Description, for further details.
RPC-142	Traffic	The traffic studies in the EIR show that no traffic impact will occur on existing 138 facilities up to 10 percent of Centennial's development. And with the new corridor, the 138 improvement that Caltrans is proposing, it can accommodate up to 75 percent of the Centennial Development.	The Commenter correctly summarizes Project EIR discussion of impacts prior to and with implementation of the Northwest 138 Improvement Project. MM 10-21 requires funding of improvements to accommodate up to 10 percent of Project buildout and anticipated cumulative development, MM 10-22 requires funding improvements to accommodate up to 75 percent of Project buildout and anticipated cumulative development, and MM 10-23 requires funding improvements to accommodate up to 100 percent of Project buildout and anticipated cumulative development. This testimony does not address the adequacy of the EIR, and no further response is required.
RPC-143	Traffic	These facts set the table for conditioning the project to permit 10 percent development until the Northwest Corridor project is done, then limit it to 75 percent under further improvements after Caltrans has completed its improvements, then allow additional development up to a 100 percent after the Centennial Project has expanded its improvements that are required to accommodate full buildout.	The conditions suggested by the Commenter are not necessary, because mitigation requirements in the EIR, the Project's Mitigation Monitoring and Reporting Program ("MMRP"), and Specific Plan implementation requirements all ensure equivalent safeguards against the possibility of Project development occurring without mitigation of potential impacts through implementation of appropriate improvements. Because the EIR/EIS for SR-138 has been approved, and these improvements are included in the Regional Transportation Plan/Sustainable Communities Strategy, it is reasonably foreseeable that these improvements will be timely constructed to serve the region's transportation needs, which exist independent of the project as discussed in response to Comment ADD-F.10-5. SR-138 improvements that are specific to the Centennial projects,

Testimony No.	Environmental Topic	Testimony	Response to Testimony
			<p>such as the access points to the Project site, are required to be constructed by the Developer/Applicant. The Project is also required to monitor and report on traffic conditions. Mitigation Measure 10-2 specifically requires that the Applicant "submit a traffic study that addresses site access and local circulation in accordance with the County of Los Angeles Department of Public Works Traffic Impact Analysis Report Guidelines. The Project Applicant/Developer shall retain a Traffic Engineer or Civil Engineer licensed in the State of California to perform the traffic study to the satisfaction of the County." (Final EIR, Appendix 2.0-C.Rev, page C-87) This requirement applies, per the MMRP, "Prior to approval of Tentative Maps." (<i>Id.</i>) This monitoring and review process also allows for updated traffic counts, which are expected to continue to evolve based on a wide variety of evolving transportation technologies and services (e.g., app-based ride sharing) and workplace patterns (e.g., home-work and WeWork remote work options that reduce peak hour as well as overall commuter trips). In the unlikely scenario that the SR-138 improvements are delayed and unavailable to serve new project demand, approval of the next discretionary approval for the project (e.g., the tentative tract map) could be delayed until such time as adequate traffic capacity on SR-138 exists. Or, the County may condition the map approval on the construction of the needed improvements or deny the tentative tract map. Further, MM 10-21 requires funding of improvements to accommodate up to 10 percent of Project buildout and anticipated cumulative development, MM 10-22 requires funding improvements to accommodate up to 75 percent of Project buildout and anticipated cumulative development, and MM 10-23 requires funding improvements to accommodate up to 100 percent of Project buildout and anticipated cumulative development. While the County cannot require Caltrans to implement improvements (as explained in Responses to Testimony RPC-139 and RPC-140), the Specific Plan and subdivision mapping processes further ensure that Project development would not occur without all necessary infrastructure and improvements. Tentative Tract Map applications are discretionary actions subject to CEQA compliance requirements per Specific Plan Sections 4.5.3 and Specific Plan Appendix 3-B, and per CEQA § 21080(a) - this means development of each portion of the Project contemplated in each subdivision map will require further environmental review and approval from the County to ensure appropriate roadway and freeway infrastructure improvements are implemented prior to development and to ensure impacts are less than significant.</p>

Testimony No.	Environmental Topic	Testimony	Response to Testimony
RPC-144	Traffic	These conditions achieve all the Project's objectives, they eliminate all the significant traffic impacts, and they comply with CEQA. So the County has no method for avoiding imposing these conditions.	The Commenter's suggested conditions are not necessary, because the Project's Mitigation Monitoring Reporting Program and Specific Plan implementation requirements ensure equivalent safeguards against the possibility of Project development occurring without mitigation of potential impacts through implementation of appropriate improvements. Public Resources Code § 21100(b)(3) requires the EIR set forth feasible mitigation measures to minimize significant environmental effects of the Project. The EIR has done this and CEQA does not require the incorporation of conditions suggested by Commenter. See Response to Testimony RPC-143 for more details.
RPC-145	Traffic	So SORT respectfully asks that you add these three conditions -- that you limit development to 10 percent until the 138 Corridor improvements are completed, then you limit it to 75 percent until Centennial has completed its additional improvements of the 138. And then, at that point, they can go on to 100 percent development.	This testimony summarizes the requests made in the Commenter's previous testimony. For responses to these requests, please see Responses to Testimony RPC-142 through RPC-144.
RPC-146	Traffic	There's one other thing that SORT would request -- that you adopt the finding that states the Antelope Valley Area Plan only recognize 138 exits on 60th Street West, 110th Street West, 190th Street West, and 245th Street West. Those are the only exits that the AVAP identified as outside boundary of the Project. Limiting development to just those -- limiting access to just those points is essential for the preservation of rural communities including Green Valley, Three Points, and all lakes and mountain communities. Thank you very much.	The County is aware that the Caltrans' preferred alternative for the Northwest 138 Corridor Project includes recommendations for roadway access to SR-138 that differs from the AVAP. The Centennial EIR includes analysis consistent with the AVAP assumptions as well as the access points specified in the Caltrans preferred alternative. State Route 138 is under the jurisdiction of Caltrans, not the County, and the County does not have the legal authority to determine or limit access points along SR-138 in the vicinity of the Project site, as this comment recommends. For further discussion, please see responses to Comments ADD-F.11-7 and ADD-F.11-8.
Richard DeSpain			
RPC-147	Support	Good morning. My name is Richard DeSpain. I'm here to speak in favor of the Centennial Project. Southern California is and will continue to grow. L.A. County needs a controlled solution to its housing affordability. I believe the Centennial Project is the answer.	Thank you for your participation in this public process. The Commenter's support for the Project has been heard in testimony by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR and, therefore, no further response is required.

Testimony No.	Environmental Topic	Testimony	Response to Testimony
		<p>This unique self-sustaining project will bring endless benefits to this new community. The Proposal will bring over 19,000 new homes at buildout.</p> <p>All of these homes will be state of the art in construction techniques and in compliance with California and Los Angeles County's Green Building and Residential Codes. This is a -- this is positive in contrast to the surrounding areas' building progression of the past.</p> <p>This will be a community that embraces smart growth principles that are highly needed in housing areas around L.A. County.</p> <p>I believe it is designed to be a sustainable, self-contained planned community.</p>	
RPC-148	Traffic	<p>My recommendations would be that the County responds to the roads and traffic, the higher increases. On State Route 138 it's already in great need of upgrade. And new networks of fast lane road to all outlying areas must be considered in the High Desert from the I-5 to State Route 14 and I-15. This should be the County and State's responsibility.</p>	<p>The Commenter's recommendations for County consideration of separate improvement projects to address regional traffic is noted, was heard in public testimony by the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration. This testimony does not specifically address the Project or the adequacy of the EIR, and no further response is required.</p>
RPC-149	Airports Housing	<p>Two, there should be a local regional airport in the future for commuter planes and fire and Sheriff's helicopters to operate from, and, three, this plan should include any veteran-honored housing.</p>	<p>With regard to the County's construction of a regional airport, this opinion was heard by the Regional Planning Commission in testimony and will be passed on to the Board of Supervisors for consideration. The Commenter's suggestion that the Project specifically include veteran-dedicated housing is noted, was heard in testimony by the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration. This testimony does not specifically address the adequacy of the EIR, and no further response is required.</p>
RPC-150	Support	<p>The Centennial Project is a well thought out community for the region, offering parks, recreation, schools, medical, fire, police, infrastructure, along with open spaces. Commissioners, I urge you to approve this project and allow this community to begin in Southern California. Thank you.</p>	<p>The Commenter's support for the Project has been heard in testimony by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR and, therefore, no further response is required.</p>

Testimony No.	Environmental Topic	Testimony	Response to Testimony
Jim Boes			
RPC-151	Support	<p>Good morning, Chairman Louie and members of the Regional Planning Commission. My name is Jim Boes. I'm here to speak in favor of the Centennial Project.</p> <p>As a resident of the Antelope Valley for over 50 years and a lifelong County resident, I care deeply about the future of our community and our region.</p> <p>In the past ten years, I've served as Chairman for the Planning Commission for the City of Lancaster. I also had the honor to serve as Co-Chairman of the Blue Ribbon Committee that worked with the County of Los Angeles to formulate the Antelope Valley Area Plan. We identified areas of future economic growth and areas of important environmental protection.</p> <p>The community plans for Centennial respect and honor the work we did with the County to create a framework of growth and preservation of our region. It's not often when you have the opportunity to see the hard work and thoughtful process come to fruition. But we can see that here today with Centennial.</p> <p>Centennial has worked hard to listen to the community input and the concerns of the environmental community.</p> <p>Ten years ago, Centennial came to an agreement with some of the largest environmental organizations in the state to preserve 240,000 acres of open space. To say Centennial is a well thought out plan is quite an understatement. What other landowner has dedicated 90 percent of their property for permanent open space, preserving one of California's most biologically diverse areas. It's an impressive undertaking, to say the least. And they balance that with one of the most environmentally sensitive new</p>	<p>Thank you for your participation in this public process. The Commenter's support for the Project has been heard in testimony by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR and, therefore, no further response is required.</p>

Testimony No.	Environmental Topic	Testimony	Response to Testimony
		communities. I would urge the Regional Planning Commission to approve Centennial today. It's time to start implementing these plans. I appreciate your time and your consideration. Thank you.	
Louisa Stevens			
RPC-152	Introduction	Louisa Stevens, Secretary for the Lakes Town Council. The Lakes Town Council opposes the Centennial Specific Plan, which would create a new city at Tejon Ranch.	Thank you for your participation in this public process. The Commenter's opposition to the Project has been heard in testimony by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR and, therefore, no further response is required.
RPC-153	Land Use	The creation of the Tejon Ranch Conservancy actually does little to mitigate a planned city with nearly 20,000 new residences and additional industrial complexes.	The Commenter's opinion that the Tejon Ranch Conservancy does little to mitigate for Project impacts was heard in testimony by the Regional Planning Commission and will be passed on to the Board of Supervisors. The County notes that the Project EIR does not rely on creation of the Tejon Ranch Conservancy to mitigate potentially significant Project-related impacts, but rather imposes mandatory, Project-specific mitigation measure requirements to mitigate impacts to the extent feasible, as set forth in the EIR and the Mitigation Monitoring and Reporting Program, Final EIR Appendix 2.0-C.Rev.
RPC-154	Biology Hazards	In addition to obvious concerns about this biologically rich and diverse area being compromised or destroyed altogether, we have grave reservations about the impact of high density housing and commercial industrial developments with regard to fire. We have lived through mandatory fire evacuations during the Powerhouse Fire of 2012, and a number of people lost their homes. A planned city will only invite more fire events.	With regard to Project-related impacts on biological resources, the EIR has thoroughly and appropriately analyzed such impacts consistent with CEQA requirements and mitigated them to the extent feasible. For more information, please see Draft EIR, Section 5.7, Biological Resources, and Final EIR, Appendix 2.0-C.Rev, the Mitigation Monitoring and Reporting Program. With regard to fire, the EIR appropriately evaluates the Project's potential fire safety impacts under two thresholds of significance. First, the Draft EIR considers whether the Project would expose people or structures to a significant risk of loss, injury or death involving fires because it is located (i) within a Very High Fire Hazard Severity Zone (VHFHSZ), (ii) within a high fire hazard area with inadequate access, (iii) within an area with inadequate water and pressure to meet fire flow standards, or (iv) within proximity to land uses that have the potential for dangerous fire hazard. Second, the Draft EIR considers whether the Project constitutes a potentially dangerous fire hazard. The Draft EIR determined that, with implementation of MM 3-9, Project impacts related to fire hazards would be less than significant under both applicable thresholds of significance. The Draft EIR concluded that Project impacts

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			related to fire safety would be less than significant only after taking into consideration (i) Project site access, (ii) Project site water flows, (iii) Project site topography, (iv) Project site vegetative cover, (v) existing and proposed regulatory controls, (vi) existing mutual aid agreements between federal, state, and local fire safety service providers, and (vii) Project improvements and mitigation measures related to landscaping and vegetation management, building construction, circulation, public utilities, and fire protection services, including but not limited to MM 3-9. This testimony does not specifically address the adequacy of the EIR, and no further response is required. For further discussion of fire impacts, see Draft EIR, Section 5.3, and Final EIR, response to Comment A.2-6.
RPC-155	Traffic	Traffic is another major concern. The communities of Three Points, Green Valley, Leona Valley, Lake Hughes, and Elizabeth Lake will suffer as a result of commuters and others using Pine Canyon Road, Elizabeth Lake Road, Lake Hughes Road, and other roads. The Highway 138 improvement project does not guarantee that traffic will not be diverted through those areas to various communities due to various circumstances. As it stands, over the past ten years, a number of nonresident commuters using San Francisquito Canyon Road has increased dramatically, and there have been numerous fatalities. The same could happen along Elizabeth Lake Road.	<p>The Centennial EIR traffic study is based on a travel demand forecasting model that assigns traffic volumes based on travel times. Analysis of SR-138 indicated that level of service (LOS) would generally be LOS B and C during peak travel times with full development of Centennial together with the SR-138 improvements identified as mitigation (Final EIR Appendix 5.10-C, Table 3-8). With LOS B and C conditions, travel times on SR-138 would experience minimal added delay with average speeds of 59 to 60 mph (Draft EIR Table 5.10-15). Based on these travel speeds, a trip from Centennial to Palmdale during the peak hour by way of a route that utilizes SR-138 and SR-14 is approximately 44 miles in length with a travel time of approximately 40 minutes on what will be a fully improved expressway and a freeway. In comparison, a route that utilizes Pine Canyon Road and Elizabeth Lake Road is approximately 39 miles in length with a travel time of approximately 52 minutes, which is 30 percent longer than the SR-138 and SR-14 route. Pine Canyon Road and Elizabeth Lake Road are each rural two-lane roadways subject to additional delay due to slower moving vehicles and the lack of passing areas. Since the SR-138/SR-14 route represents a substantial savings in travel time, and since the route utilizes what will be a fully improved expressway and a freeway with ample opportunities to pass other vehicles, the number of vehicle trips from Centennial to use Pine Canyon Road and Elizabeth Lake Road is expected to be minimal. Analysis that was done by the County when developing the AVAP determined that traffic on Elizabeth Lake Road with full development of the Centennial Project would remain at LOS A conditions with volume to capacity (V/C) ratios on the roadway segments ranging from 0.31 to 0.58.</p> <p>Similarly, from Centennial to Castaic, a route that utilizes SR-138 and I-5 is approximately 32 miles in length with a travel time of approximately 30 minutes on what will be a fully improved expressway and a freeway. Analysis of I-5 indicated that LOS would generally be LOS C and D during</p>

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			peak travel times with full development of Centennial (Final EIR Appendix 5.10-C, Table 4-2). With LOS C and D conditions, travel times on I-5 would experience minimal added delay with average speeds of 58 to 68 mph (Draft EIR Table 5.10-9). In comparison, a route that utilizes Pine Canyon Road and Lake Hughes Road is approximately 41 miles in length with a travel time of approximately 58 minutes, which is almost double the travel time compared to the SR-138 and I-5 route. Pine Canyon Road and Lake Hughes Road are each rural two-lane roadways subject to additional delay due to slower moving vehicles and the lack of passing areas. Since the SR-138/I-5 route represents a substantial savings in travel time, and since the route utilizes what will be a fully improved expressway and a freeway with ample opportunities to pass other vehicles, the number of vehicle trips from Centennial to use Pine Canyon Road and Lake Hughes Road is expected to be minimal.
RPC-156	Water Supply	What about water in the future? Surely considerations regarding drought, climate change are cause for concern.	Project water supply analysis appropriately takes potential drought and climate change impacts into account. For further discussion of Project water supply analysis, including with regard to drought and climate change, see Draft EIR, Section 5.18 Water Supplies, and Final EIR, responses to Comments E.1-5, F.3-4 through F.3-9, F.3A-6, F.3A-9, F.8-213, F.8-214, and F.8-220.
RPC-157	Hazards	With so much construction we come to the very real possibility of Valley Fever.	The EIR appropriately analyzes and discloses potential Project impacts related to Valley Fever, including with regard to the condition, potential for Valley Fever spores to be found in soils in the Antelope Valley, the effects of contracting Valley Fever, and risks from possible exposure to both construction workers and Project residents. See Draft EIR, Section 5.3, Hazards and Fire Safety, pages 5.3-13 and -14 and 5.3-17 through -19, Section 5.11, Air Resources, pages 5.11-28 and -29, and -64 through -67; Final EIR, responses to Comment F.3-29 through F.3-32, F.3A-5, F.3A-38 through F.3A-45, F.3A-68, F.3A-69, and G.13-1. Implementation of fugitive dust control measures required by AVAQMD and SCAQMD and MMs 3-2 and 3-3 would mitigate impacts related to Valley Fever to be less than significant. See also see response to Comment ADD-F.13-10, which further revises valley fever mitigation.
RPC-158	Miscellaneous	Air, light, noise pollution will all be new and most unwelcome. Why plan an entire new city instead of using smart growth principles that expand and improve upon existing infrastructures? Why plan an area with industrial complex and housing developments where wildlife and the people who	The Commenter's opposition to the Project and its siting was heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. The County disagrees with the Commenter's characterization of the Project, and notes that the Project has been situated and designed to promote regional "smart growth" planning principles established by the Southern California Association of Governments' (SCAG) 2016-2040 Regional Transportation Plan/

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		enjoy a quiet, healthy, safe, rural lifestyle will be marginalized at best?	Sustainable Communities Strategy and the County's Antelope Valley Area Plan for the purpose of sustainably accommodating regional growth projections in a manner that reduces criteria pollutant and greenhouse gas (GHG) emissions and to promote public health. For a more detailed discussion, please see Final EIR, response to Comment F.8-20.
RPC-159	Miscellaneous	Globally and regionally land is disappearing every day. It's not a good plan and terrible stewardship.	This testimony has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. The Commenter's opposition to the Project is noted. This testimony does not address the adequacy of the EIR, and no further response is required.
RPC-160	Miscellaneous	It is easy to imagine this area of scenic vistas with beautiful tawny rolling hills the color of mountain lions become congested with traffic, crime, and all manner of pollution that are characteristic of such developments. There will be broken bottles and industrial plastic and cardboard packaging. The ubiquitous greasy fast food wrappers will be blown about by the area's gusty winds and garishly festooning what remains of our native plants.	The Commenter's opinion is noted for the record, has been heard by the Regional Planning Commission, and will be provided to the Board of Supervisors. The County disagrees with the Commenter's characterization of the Project. The EIR appropriately analyzes potential Project-related impacts with regard to traffic, police services, and solid waste disposal, and includes binding mitigation to reduce impacts to the greatest extent feasible. For further information regard traffic analysis, see Draft EIR, Section 5.10, Traffic, Access, and Circulation. For further information with regard to police services, see Draft EIR, Section 5.16, Fire and Law Enforcement. For further discussion of solid waste disposal, please see Draft EIR, Section 5.17, Other Public Services.
RPC-161	Miscellaneous	Lastly, we have profound ethical concerns raised in the July 6th, 2018, Mountain Enterprise article titled, Black List, Tejon Ranch Wages War on Science and Public Comment. Thank you.	This testimony and the Mountain Enterprise article are noted, have been provided to the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration. This comment does not specifically address the Project or the adequacy of the EIR, and no further response is required under CEQA. However, for informational purposes the County notes that many scientists have been and continue to be allowed access to the ranch per the RWA and RWMP, and thorough, independent scientific review of Tejon Ranch, including the Project site, has been completed. The Project Applicant also addressed this article in its July 11, 2018 testimony to the Regional Planning Commission, explaining that the RWA does not provide unrestricted public access to Tejon Ranch, but rather provides the express right to withhold access permission. The Applicant further explained that its intention has been to deny access to Center for Biological Diversity and their partner organization, the California Native Plant Society, who have active, ongoing litigation against Kern County, Los Angeles County, and Tejon Ranch regarding Tejon Ranch projects.

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Cindy Borchert			
RPC-162	Introduction	My name is Cindy Borchert. I represent the Three Points-Liebre Mountain Town Council and the Association of Rural Town Councils today.	Thank you for your participation in this public process. This comment does not address the adequacy of the EIR, and no further response is required.
RPC-163	Traffic	Traffic and winds were already brought up by our previous speaker. But I would like to stress that our community of Three Points has two access points that lead to five other access points that join -- that take route -- that connect Lancaster, Palmdale, and Santa Clarita.	The Project EIR adequately and appropriately analyzes and mitigates for impacts with regard to traffic and wind-related impacts to the greatest extent feasible. Commenter's description of access to the Three Points community is noted, has been heard by the Regional Planning Commission, and will be provided to the Board of Supervisors. This testimony does not specifically address the Project or adequacy of the EIR, and no further response is required.
RPC-164	Traffic	It's reasonable for us to expect that traffic avoiding congestion that's predicted on Highway 138 will be diverted to our community, to the lakes and valley communities and through the canyon roads that are already highly impacted by commuter traffic from Lancaster and Palmdale areas avoiding the highway -- Highway 14 that people seek to avoid because of congestion, dangerous conditions, traffic closures, and truck traffic.	As noted in Response to Testimony RPC-155, the travel times to and from Centennial using two-lane rural roadways such as Pine Canyon Road, Elizabeth Lake Road, and Lake Hughes Road are substantially longer than when traveling using SR-138, which will be a fully improved expressway, and the I-5 and SR-14 freeways. Because of this, the number of vehicle trips from Centennial using the rural roadways is expected to be minimal.
RPC-165	Traffic	One of our concerns is that the Antelope Valley Area Plan and the Northwest Highway Improvement Project did not review the additional lane freeway that stopped virtually at our community for the -- the DEIR did not evaluate the additional lane in their project or the Antelope Valley Area Plan that would accommodate 100 percent buildout of this community of Centennial. So I have concerns about that. It wasn't -- the issue was never raised about 100 percent accommodation of traffic as a result of the project.	The comment refers to a third lane in each direction that would be constructed from 300 th Street West to just east of 250 th Street West in order to accommodate 100 percent of the Centennial development, which is in addition to the two-lanes lanes in each direction included in Caltrans' preferred Northwest 138 Corridor Project. In the EIR prepared for the Northwest 138 Corridor Project, Caltrans evaluated a roadway cross-section that accommodates a third lane in each direction based on Caltrans standards. ²⁹ The Northwest 138 Corridor Project's EIR explains that the project study area along SR-138 extends out 300 feet on each side of the roadway. ³⁰ As such, the impacts of a third lane from 300 th Street West to just east of 250 th Street West in each direction are included

²⁹ Caltrans. 2017. Northwest State Route 138 Corridor Improvement Project Final Environmental Impact Report/Environmental Impact State and Section 4(f) Evaluation, pp. 11-22, 29, 166, 320-327

³⁰ *Id.* at p. 29.

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			<p>within the project footprint analyzed by the Northwest 138 Corridor Project's EIR.³¹</p> <p>The traffic forecasts utilized in the Caltrans' Northwest 138 Corridor Project EIR included traffic based on 100 percent of Centennial development together with estimates of regional traffic growth. The Centennial EIR includes higher estimates of regional traffic growth in comparison to the Caltrans EIR; therefore, the Centennial EIR is based on a higher volume of traffic forecast for SR-138 resulting in the recommendation for a third lane as noted.</p>
RPC-166	Hazards	<p>The words fire and urban wildland interface are horrifying to rural residents, especially those who have experienced wild fire destruction. Some of the worst fires in California during the last two years occurred at urban wildland interface. Thousands and thousands of homes have been destroyed. Live stock lost horses, pets, animals from all the fires that have happened in our area recently and the Southern California area.</p> <p>The Antelope Valley Area Plan does address fire hazards severity zones by implementing low density land use development in special management areas that are excluded from the economic opportunity areas of the Centennial Project, the project areas and the frequent high winds events area making fighting fires especially difficult and contribute to the spread of fire to the adjacent area.</p>	<p>The Commenter's opinion with regard to fire and choice of development density is noted. With regard to fire, the EIR appropriately evaluates the Project's potential fire safety impacts under two thresholds of significance. First, the Draft EIR considers whether the Project would expose people or structures to a significant risk of loss, injury or death involving fires because it is located (i) within a Very High Fire Hazard Severity Zone (VHFHSZ), (ii) within a high fire hazard area with inadequate access, (iii) within an area with inadequate water and pressure to meet fire flow standards, or (iv) within proximity to land uses that have the potential for dangerous fire hazard. Second, the Draft EIR considers whether the Project constitutes a potentially dangerous fire hazard. The Draft EIR determined that, with implementation of MM 3-9, Project impacts related to fire hazards would be less than significant under both applicable thresholds of significance. The Draft EIR concluded that Project impacts related to fire safety would be less than significant only after taking into consideration (i) Project site access, (ii) Project site water flows, (iii) Project site topography, (iv) Project site vegetative cover, (v) existing and proposed regulatory controls, (vi) existing mutual aid agreements between federal, state, and local fire safety service providers, and (vii) Project improvements and mitigation measures related to landscaping and vegetation management, building construction, circulation, public utilities, and fire protection services, including but not limited to MM 3-9. This testimony does not specifically address the adequacy of the EIR, and no further response is required. For further discussion of fire impacts, see Draft EIR, Section 5.3, and Final EIR, response to Comment A.2-6.</p>

³¹ *Id.* at pp. 16, 29.

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RPC-167	Land Use	Low density housing would be reduce impacts to the currently rural and remote area. Planners have over-looked hazards and costs associated with high density residential, commercial, and industrial development in the EOA, whose costs due to catastrophic events would be transferred to all of the citizens who pay taxes in Los Angeles County.	The Commenter's opinion regard choice of development density is noted, was heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration. With regard to EIR fire impact analysis, please see Response to Testimony RPC-166. With regard to the Project's fiscal impacts, the Commenter's opinion is noted, but the County notes that as discussed in the Draft EIR, such as in Section 5.16 Fire and Law Enforcement and Section 5.17 Other Public Services, the Project is responsible for providing infrastructure and services and would not create negative fiscal impacts on surrounding communities. The Project will provide significant net economic benefits to Los Angeles County, including expected annual revenues of \$43,394,902.00, versus \$21,827,596.00 of annual costs to the County's General Fund for re-occurring public services, representing an annual net benefit to the General Fund of about \$21,567,306.00. The Project will also generate an estimated \$22,328,502.00 of property tax revenues.
RPC-168	Biology	The DEIR explains that natural landscape feature of the region, such as Tehachapi Mountains, form a natural linkage of the corridor on a regional scale; yet they have not provided for adequate wildlife crossing north and south across the 138.	The Commenter's opinion with regard to adequacy of the Project's opportunities for wildlife movement is noted, has been heard by the Regional Planning Commission, and will be provided to the Board of Supervisors. However, the County disagrees and notes that per the EIR, wildlife moving from north of the Project across the SR-138 are expected to use either the crossing at the west side of the Project where the Aqueduct intersects the SR-138, or to travel around the Project and cross to the east of the Project. Draft EIR, Section 5.7, Biological Resources, page 5.7-165. In addition, the aqueduct represents a substantial barrier for most species rendering the site less than suitable for substantial movement. (<i>Ibid.</i>) In addition, many green ways will be retained and created on the site, natural and unnatural, which will allow for common urbanized wildlife to move about the Project lands. Further, studies on wildlife movement in the Project region have generally shown the Project area as a whole to be largely outside important corridor linking the Sierra Nevada-Cascade Cordillera with the Sierra Madre-Transverse-Peninsular Range Cordillera, and SEA 17, which is considered an important corridor for wildlife, will not be impacted by the Project. (<i>Id.</i> , pages 5.7-8, -155, -194.)
RPC-169	Biology	I hope you all can see the letter I presented with mountain lion roadkill in the transition area of the 138 and the I-5.	Materials submitted to the Regional Planning Commission will all be considered and provided to the Board of Supervisors for consideration. This testimony does not specifically address the Project or adequacy of the EIR, and no further response is required. For discussion regarding mountain lion and other large mammals, please see Draft EIR, Section 5.7, Biological Resources, pages 5.7-50 to -54, -63 to -65, -161, and -166, and Final EIR, responses to Comments B.4-53 and F.5-8.

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RPC-170	Ranch-Wide Agreement	I also have concerns that the Ranch-Wide Agreement that oversees the Tejon Ranch Conservancy manages that area as a hunting reserve. It can remove animals that threaten the - the animals that provide a great deal of income for the home ranch that they sell trophy hunting to private hunters. I'm concerned that the wildlife driven from the area due to the Project over time will be funneled into the conservancy area where they might end up losing their lives to hunting or wildlife management to provide more hunting opportunities for paying customers.	The Commenter's concern was heard in testimony by the Regional Planning Commission and will be provided to the Board of Supervisors. With regard to the Project's On-Site Mitigation Preserve, all recreational hunting is prohibited per MM 7-23. In the Off-Site Mitigation Preserve, hunting is restricted to Ranch authorized individuals within designated hunting areas only per MM 7-23. Hunting on the ranch as a whole is subject to restriction in the TUMSHCP, and hunting uses are considered compatible in the Off-Site Mitigation Preserve because no new disturbances or increases in hunting permit issuance is anticipated. Further, the Applicant coordinates regarding hunting activities with the California Department of Fish and Wildlife, is not entitled to remove or kill animals disrupting the hunting program and has no policy to do so.
RPC-171	Miscellaneous	Yes. I believe that the Tejon Ranch Conservancy should make public requirements -- make public the requirements for access and, if necessary, amend them to provide fair and equal treatment for the process. If they receive public funds, which they have in California, no member of the public should be excluded no matter what organization they belong to.	The Commenter appears to be referring to Tejon Ranch denying access to the ranch to certain individuals, as reported in the Mountain Enterprise. The Commenter's opinion is noted. This testimony and the Mountain Enterprise article are noted, have been provided to the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration. This comment does not specifically address the Project or the adequacy of the EIR, and no further response is required under CEQA. However, for informational purposes the County notes that many scientists have been and continue to be allowed access to the ranch per the RWA and RWMP, and thorough, independent scientific review of Tejon Ranch, including the Project site, has been completed. The Project Applicant also addressed this article in its July 11, 2018 testimony to the Regional Planning Commission, explaining that the RWA does not provide unrestricted public access to Tejon Ranch, but rather provides the express right to withhold access permission. The Applicant further explained that its intention has been to deny access to Center for Biological Diversity and their partner organization, the California Native Plant Society, who have active, ongoing litigation against Kern County, Los Angeles County, and Tejon Ranch regarding Tejon Ranch projects.
George Dickerson			
RPC-172	Support	Morning. My name is George Dickerson. I've been a resident of the Antelope Valley for 27 years, a former Marine, served 7 years, and now I own my own business in the Antelope Valley for 25 years. I want to express my full support of this Centennial Project. As I read on, you'll see I	Thank you for your participation in this public process. The Commenter's support for the Project has been heard in testimony by the Regional Planning Commission and will be passed on to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR and, therefore, no further response is required.

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		<p>represent a broad cross-section of both residents and business of the A.V.</p> <p>As a small business owner, I'm involved in the local chambers. I'm a former board member of the "Cortsal" Chamber of two years. There are many chamber members who are very excited for this new town and services in West Antelope Valley.</p> <p>I support a couple nonprofit veteran organizations in the A.V. as well, with members in support of this project with better affordable housing for personnel getting out of the military and desiring to stay here to work as contractors at Plant 42 and such.</p> <p>My business allows me substantial face time with my customers. When I talk to other business owners in the A.V., one of our biggest challenges and concerns are the lack of affordable housing for employees, especially for the lower middle class. We need housing. And the Centennial Project would provide that for the West Antelope Valley.</p> <p>Not only will Centennial's housing be more affordable, but the Project has implemented all the future needs of the new community, including public services, parks, civic center, medical, and other amenities. This will not be a stress on the economy, but boost for the A.V.</p> <p>I've heard opposition say this is urban sprawl. But this project is the exact opposite. The Antelope Valley Area Plan that was adopted by the Board of Supervisors dedicated three locations for future growth to help preserve the rest of the A.V. from sprawl. Centennial is within one of those areas and is just implementing a decision that L.A. County has already approved. I hope that you approve Centennial and hear the importance</p>	

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		<p>of this project to the local residents of Antelope Valley.</p> <p>I have four grown children. In the last two years, three of them and their spouses moved out of state for reasonable housing. My fourth, which is working to be my business partner, would benefit from affordable housing that would be offered with this project, and maybe she would not leave the state as well.</p> <p>Lastly, I want to say that, when I have heard the studies and read the reports in consideration that Centennial has made for environmental issues, I'm very impressed and thankful that they care. We need this housing, and we need these services.</p> <p>Thank you.</p>	
Virginia Stone			
RPC-173	Introduction	<p>My name is Virginia Stone. And I represent the Antelope Acres Town Council. And we would like to request that this FEIR be not approved today, be extended for further comment and for further deliberation because there are so many cumulative effects that are yet undefined and yet -- and not adequately reviewed in the plan documents.</p> <p>This is a big project. It is imperative that L.A. County get it right. It's going to be an unincorporated city that people would expect urban services surrounded by people who want a rural lifestyle. And there's lots of financial questions that need to be way more specific. There are several unavoidable that -- according to the FEIR, that cannot be mitigated. And we feel that those need to be looked at further to see what can be done about that because they will have great effect on the other people.</p>	<p>Thank you for your participation in this public process. The Commenter's opposition to the Project has been heard in testimony by the Regional Planning Commission and will be passed on to the Board of Supervisors for consideration. The EIR thoroughly analyzes the Project's potential direct, indirect and cumulative impacts on the environment, identifies fully enforceable mitigation measures that reduce impacts to the greatest extent feasible, and identifies impacts for which despite the identification of all feasible mitigation, impacts would be significant and unavoidable. Per CEQA, the Board of Supervisors may determine that the Final EIR has considered the identified means of lessening or avoiding the Project's significant effects and that to the extent any significant direct or indirect environmental effects, including cumulative project impacts, remain unavoidable, such impacts are acceptable in light of the social, legal, economic, environmental, technological and other Project benefits, that override them. See Draft CEQA Findings Regarding the Centennial Specific Plan Project and EIR, and Draft Statement of Overriding Considerations, for more details.</p>

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RPC-174	Population/ Housing	No. 1, the -- just for some of them, it talks about population and housing and employment impacts. The cumulative impact, which affects our town of Antelope Acres and all the surrounding areas in there, it says, they will contribute -- the project will contribute reasonably foreseeable additional development proposals, seeking AVAP Amendment -- and this Project has so many amendments -- that could be made outside the West EOA and would -- the people would reasonably expect that those also would be granted to them and would further exacerbate sprawl.	As noted by the Commenter, with regard to the proposed Project's impacts in comparison to existing Project site conditions, the Draft EIR conservatively concludes that the existence of the Project makes it reasonably foreseeable that additional development proposals seeking AVAP amendments could be made outside the West EOA, which is considered a significant, adverse indirect growth-inducing impact. Draft EIR, Section 7.0, Cumulative Impacts, pages 7-19, and Section 6.0, Growth-Inducing Impacts, pages 6-6 to 6-9. However, the EIR does not indicate that the Project would exacerbate sprawl. See Final EIR, response to Comment F.8-20 for an in-depth refutation of the assertion that the Project constitutes or would contribute to sprawl. For further discussion of growth-inducing impacts, see Draft EIR, Section 6.0, Growth-Inducing Impacts, and Final EIR, responses to Comments F.8-47 through F.8-49.
RPC-175	Traffic	Traffic and circulation impact: It says that it will not physically divide any community. Well, Antelope Acres will see absolutely the cumulative traffic will divide the town of Antelope Acres in half, as specifically stated in the Caltrans Northwest 138 EIR. And they have tried looking at many different ways to try to lessen that. So we'd like that corrected.	The Project's potential to physically divide an established community is analyzed in Draft EIR Section 5.8, Land Use (pages 5.18-18 through 5.18-19). As explained in the EIR, the Project site is generally undeveloped and is not part of an established community that would be divided with implementation of the Project. Caltrans' Northwest State Route 138 Corridor Improvement Project (SR-138 Improvement Project) is a separate action being undertaken by a separate lead agency and is not a consequence of the Project, as discussed further in response to Comment ADD-F.10-5. In any case, the SR-138 Improvement Project's potential to physically divide an existing community were fully analyzed in Northwest State Route 138 Corridor Improvement Project Environmental Impact Report/Environmental Impact Statement prepared by Caltrans and was determined to be less than significant with implementation of mitigation.
RPC-176	Noise	The noise impact -- it says that those are -- you can't mitigate that because the sensitive receptors -- that would be people like me -- that live near there, will have noise levels. It doesn't specifically say what or exactly the noise level because they haven't -- I haven't seen in this FEIR an accumulative traffic for the 138 -- amount of traffic that they expect -- traffic trips that would be made every day. The noise would be like the noise on any freeway.	As explained in Draft EIR Section 5.12, Noise, pages 5.12-45 through 5.12-46, the Project would generate an estimated 75,908 external daily trips at buildout; these vehicles would primarily use State Route (SR) 138, Interstate (I) 5, SR-14, and SR-99. The addition of Project traffic to existing traffic would increase the traffic volumes on these roadways and, therefore, the traffic noise at adjacent receptors. Traffic noise increases would exceed the 3 A-weighted decibels (dBA) Community Noise Equivalent Level (CNEL) threshold of significance at identified receptors on SR-138, between Gorman Post Road and Old Ridge Route Road, resulting in a significant impact. The impact would be considered significant and unavoidable because feasible mitigation to reduce these impacts is not within County jurisdiction. Noise-reduction measures would involve alterations to private property and/or within California Department of Transportation (Caltrans) right-of-way, which are not in the County's or

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			the Project Applicant's control. It should be noted that the forecasted noise increase is 3.3 dBA, and a noise increase of 3 dBA, when occurring instantaneously, is barely perceptible to most people. Project-generated traffic noise increases at Project buildout on other parts of SR-138 would not exceed 2.5 dBA CNEL. Project-generated traffic noise increases at Project buildout on I-5, SR-14, and SR-99 would be less than 1.0 dBA CNEL. Traffic noise increases due to the Project would occur gradually over the buildout period of approximately 20 years. "Existing Plus Project" noise levels along freeway segments are described on Draft EIR Table 5.12-11 (page 5.12-38), and Draft EIR Table 5.12-12 (page 5.12-42) shows the "2035 Without Project" and "2035 With Project" traffic volumes along freeway segments, the calculated noise levels at the nearest receptor, and the noise increase due to Project-generated traffic.
RPC-177	Solid Waste	The solid waste impact -- the contributions to the cumulative mass for land fill capacity, which are already a controversy in L.A. and L.A. County. How much -- they just say, well, parts that are not recyclable -- well, it's just very vague. And it says, we're going to take it to so many landfills. And it's just very dismissive and those kinds of things provide problems for the taxpayers and county residents in the future. And I don't believe that that is necessarily solid -- or good planning.	The Commenter's opinion that analysis of Project-related landfill use is vague was heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. However, the County disagrees and notes that the EIR appropriately analyzes Project-related solid waste disposal impacts, based on available County information. The Los Angeles County Department of Public Works (LACDPW) has evaluated and planned the County's solid waste disposal needs over a 15-year time frame and included strategies for maintaining adequate disposal capacity from 2015 to 2030. While the County updates this report annually, at this time, they have only evaluated solid waste disposal to 2030 and determine adequacy of existing landfills. However, as annual updates are completed, it is expected that updated waste projections, facility capacities, diversion rates, and alternative technologies would be developed to meet the future waste disposal needs of the County. As stated on Draft EIR page 5.17-18, the Los Angeles County Countywide Siting Element establishes goals and policies for the siting of solid waste transformation and land disposal facilities to serve the solid waste generation and disposal needs of the County for the next 15 years. The County is in the process of updating the Countywide Siting Element, which will include goals and strategies through which current and future solid waste management infrastructure needs can be met; potential landfill expansion sites; and out-of-County disposal opportunities. Thus, evaluation and planning by the LACDPW is expected to be updated continuously to identify strategies for maintaining adequate disposal capacity into the future. However, permitted Class III landfill capacity cannot be guaranteed at the time of Project buildout and through the life of the Project, which are beyond the LACDPW's 15-year planning horizon for disposal. Therefore, while the County is committed to handling all solid

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			wastes generated within the County now and into the future, to be conservative, the Draft EIR concludes that the Project buildout would result in a significant impact on the County's anticipated Class III landfill capacity. Draft EIR, Section 5.17, Other Public Services, page 5.17-2. PDFs 17-2 and 17-3, and MMs 17-9 and 17-10, reflect all feasible measures to reduce and divert the Project's municipal solid waste generation. Therefore, the Draft EIR concludes that the Project would conservatively result in significant and unavoidable impacts related to municipal solid wastes during long-term operation of the Project. (<i>Ibid.</i>) With regard to the selection of landfills to serve the Project, Table 5.17-3 on Draft EIR page 5.17-23 lists the major landfills that serve the Project area. However, solid waste haulers and landfills operate in a free enterprise system in the Antelope Valley area that allows the use of any waste hauler and any landfill. Draft EIR page 5.17-29 states that construction wastes are likely to be disposed at the nearest landfills, the Antelope Valley Public Landfill and the Lancaster Landfill and Recycling Center, but may be disposed at any of the available facilities, as selected by the individual contractors. Draft EIR page 5.17-31 also states that long-term solid wastes from the Project after diversion may ultimately be disposed of at any in-County facility and out-of-County facilities.
RPC-178	Conclusion	<p>These are just some of the concerns that we had in the FEIR. This is a very large project. So, again, we ask that you to require additional time to go over the FEIR to discuss these in much more detail.</p> <p>Thank you.</p>	<p>The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. With regard to time, the County has complied with CEQA requirements and provided appropriate time to review the EIR, with public hearings at the Regional Planning Commission on June 6, 2018, July 11, 2018, and August 29, 2018. This comment does not specifically address the adequacy of the EIR, and no further response is required.</p>
Sharon Rooney			
RPC-179	Introduction	Good morning. My name is Sharon Rooney. I've been a resident in the West Antelope Valley living just east of this project for almost 40 years.	Thank you for your participation in this public process. The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and no further response is required.
RPC-180	Hazards	I moved here in 1979, then unaware that the soil in the Antelope Valley carries a fungal spore that, when breathed, causes Valley Fever. The prevailing winds are eastward, but they do blow in every direction. And anybody who lives here can testify that the winds really blow out here.	The health of effects of air pollutants associated with the Project, including <i>Coccidioides immitis</i> spores that cause Valley Fever, are analyzed in Section 5.11, Air Resources (pages 5.11-5 through 5.11-10, and 5.11-28 through 5.11-29), and in Section 5.3, Hazards and Fire Safety (pages 5.3-13 through 5.3-19). This comment correctly notes that Valley Fever spores can be transported on the wind. Given the prevalence of Valley Fever spores in the Antelope Valley, the EIR conservatively presumes that

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		<p>These spores become airborne when the soil is disturbed, and then they blow in the wind.</p> <p>Over the years, I remember hearing about people -- neighboring farmers and residents, who moved out to the country for rural living, who suffered months with these flu-like symptoms, who recovered eventually, but suffering lasting issues. Life was never the same.</p> <p>Three years ago I became very sick. And I was misdiagnosed for six weeks. Then I was informed I had Valley Fever and earlier treatment would have helped greatly. I suffered for six months with treatment that doesn't kill the fungus, rather only suppresses its growth. If untreated, it can cause spinal meningitis and lead to death.</p> <p>Within a year of the infection -- within a year, the infection disseminated and I became sick for another year and a half, the treatment having side-effects similar to chemotherapy -- chronic fatigue, joint pain, depression. And believe me, it is life-changing.</p> <p>If this project was to start disturbing this beast in the soil, it would endanger all the workers, all the existing population, their pets, their livestock, as well as future residents and businesses.</p> <p>Wildlife is also susceptible. This infection occurs in most animal species -- dogs, cats, horses and other livestock. Animals suffer terribly, and the costs are unbelievably expensive for testing and treatment.</p> <p>So having this life-changing illness that has slowed my life to a fraction of normal, I urge you to consider having more awareness of this. You will be responsible for allowing this possible epidemic to occur. There are no vaccines yet and no medication to completely get rid of the Valley Fever.</p>	<p>Valley Fever spores affect the entire Project site and present a health risk to existing and future residents and workers in the Project area through ground-disturbing activities. In light of this presumption, the EIR imposes feasible mitigation measures to reduce the EIR's assumed Valley Fever risk to less than significant levels, as discussed on EIR page 5.3-19 and in response to Comment ADD-F.13-10.</p> <p>As this comment correctly notes, some animals are susceptible to Valley Fever. According to the Valley Fever Center for Excellence (VFCFE) at The University of Arizona, Tucson, "most mammals can be shown to be infected with the Valley Fever fungus, even if they do not get sick very often." University of Arizona, Tucson. Valley Fever In Other Animals. https://vfce.arizona.edu/valley-fever-dogs/valley-fever-other-animals (accessed July 27, 2018). According to the VFCFE, species in which Valley Fever has been found include: dogs; cats; cattle and other livestock; horses; llamas and alpacas; apes and monkeys; zoo mammals (i.e., kangaroos, wallabies, tigers, bears, badgers, otters); marine mammals (i.e., sea otters, dolphins, California sea lions); mammalian wildlife that lives in the endemic area (e.g., skunk, cougar). (<i>Ibid.</i>) In response to this comment, MM 3-11 is hereby proposed for revision as follows:</p> <p>MM 3-11 The Project Applicant/Developer shall be responsible for the creation of a website on the proposed Centennial community internet that provides public information <u>in both English and Spanish</u> regarding dust-generating activities, to be maintained and updated as appropriate throughout the Centennial Project construction period. The purpose of the website would be to enable interested parties both on- and off-site to easily access information relevant to potential Valley Fever risk, <u>including information relevant to potential Valley Fever risks to pets, horses, and other animals that may be present at or around the Project site during construction activities.</u> The Project Applicant/Developer shall also be responsible for the preparation and one-time distribution to surrounding communities and to all schools located in the communities of Gorman, Lebec, and Frazier Park of a notice describing the availability of this website to provide awareness of the site and its contents.</p>

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		<p>Also, there is a cement plant to the northwest of this proposed community that is constantly disturbing soil and even blasts there, on a regular basis, the soil. And I imagine that will blow right toward the Project site.</p> <p>Thank you for listening. I hope you make a responsible decision with this information.</p> <p>Bye.</p>	<p>Regarding this comment's concerns regarding medical treatments for Valley Fever, the Mayo Clinic advises most people with acute Valley Fever don't require treatment, and the best therapy for otherwise healthy adults is often bed rest and fluids, even when symptoms are severe. Mayo Clinic. Valley Fever: Diagnosis & Treatment.³² The Mayo Clinic further advises that, if symptoms don't improve or become worse, a treating doctor may prescribe an antifungal medication (e.g., fluconazole, itraconazole), and more serious infections may be treated with an intravenous antifungal medication (e.g., amphotericin B) or with two newer antifungal medications – i.e., voriconazole and posaconazole. (<i>Ibid.</i>)</p> <p>This comment's concerns regarding the National Cement Plant located in Kern County north of the Project site are noted and will be provided to County decision makers for their consideration. In California Building Industry Association v. Bay Area Air Quality Management District (2015) 62 Cal.4th 269, the California Supreme Court held that CEQA generally does not require an EIR to analyze how existing environmental conditions (e.g., existing air pollutants generated by the offsite National Cement Plant) might impact the Project's future users or residents. However, it should be noted that the National Cement Plant operates under permits issued and enforced by the Eastern Kern Air Pollution Control District (EKAPCD) and must comply with EKAPCD Rule 419. EKAPCD Rule 419 prohibits the cement plant from discharging from any source whatsoever air contaminants or other materials which cause injury, detriment, nuisance or annoyance to the public, or which endanger the health or safety of the public.</p>
Lydia Ponce			
RPC-181	Introduction	<p>Lydia Ponce, Venice, California, So. Cal. 350. Master Plan Entitlements, Specific Plans -- these are colonial settler laws providing continued systemic capitalistic environmental desecration. The Antelope Valley is named Antelope. We have the bald eagle, kit foxes, badgers, mountain lions, bears, bobcats from their territory near and the California Condor knows no borders. And this migratory bird is my direct relative, as I am the Condor Tribe. I am "Myo" from Sinaloa, Mexico.</p>	<p>Thank you for your participation in this public process. The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and no further response is required.</p>

³² Mayo Clinic. 2018 (July 27, accessed). Valley Fever. <https://www.mayoclinic.org/diseases-conditions/valley-fever/diagnosis-treatment/drc-20378765>.

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RPC-182	Biology	Our winged and four legged, finned and creepy crawlers are all of our relatives. The State of California Coastal Commission denied a permit at Banning Ranch because of our relative, the burrowing owls. They take residence there, and they take residence here at this proposed project area. It is a protected species, as is the bald eagle. This Project is not affordable for them.	The Commenter's testimony was heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. The Project EIR discusses impacts to the burrowing owl on page 5.7-150, while impacts to individuals is considered potentially significant and MM 7-2 is provided to reduce impacts to less than significant, the loss of habitat is determined to be adverse but less than significant. The availability of potentially suitable habitat for this species in the region is extensive and includes the majority of the landscape within it. As such, the loss of habitat resulting from Project implementation is relatively minor and would not be expected to have a discernable effect on regional populations of the species. Furthermore, the Mitigation Preserve described in PDF 7-1 on page 5.7-135 sets aside over 27,000 acres of land composed of lands which are largely suitable for burrowing owl and burrowing owl have been detected within the Mitigation Preserve. For further discussion specific to burrowing owl, please see Draft EIR, pages 5.7-22, -92, -115, -150, and Final EIR, responses to Comments B.4-24, B.4-25, F.8-163, and F.8-164.
RPC-183	Affordable Housing	Affordable housing for whom? Extremely low and low-moderate incomes? How will the County acquire a list to draw names for a lottery for the housing? Is it like for like? Homes for upper income and lower income that will provide the same marble countertops, washers and dryers, parking? If it's not in writing, it does not exist. Please do not approve this Project, as it further diminishes people in poverty in our lives. I recommend that you deny this Project -- or deny this permit.	The Commenter's opposition to the Project has been heard by the Regional Planning Commission and will be passed on to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR and, therefore, no further response is required. With regard to affordable housing details, please see the Affordable Housing Implementation Plan in the Specific Plan, at Final EIR, Appendix 3-C to Appendix 4.0-A.Rev.
RPC-184	Miscellaneous	And if it's the big tax revenue that you're all about, then continue the process with the developers and investors wiggling in their seats with anticipation. Order them to work with the community because jobs are temporary, and employees must drive great distances to these projects as such.	The Commenter's opinion has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. The Project does incorporate a local hire program. This testimony does not specifically address the adequacy of the EIR, and no further response is required.

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RPC-185	Miscellaneous	<p>We need to take more time to reduce this project significantly in size, reduce its carbon footprint, as our winged and four-legged relatives require and are more than deserving to be honored, defended, and protected.</p> <p>When will the developers and investors learn they cannot control nature and redirect it no matter how well their plans are written?</p>	<p>The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. The Commenter's opinion regarding Project size and character is noted. This comment does not address the adequacy of the EIR, and no further response is required</p>
RPC-186	Conclusion	<p>I don't believe their phasing and their future plans typically made -- they are made of empty promises on paper. Our lives are now. Deny this project because our children are deserving of green spaces over green paper money profits.</p>	<p>The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. The Commenter's opinion is noted. This comment does not address the adequacy of the EIR, and no further response is required</p>
Sean Longmire			
RPC-187	Introduction	<p>Good morning members of L.A. County Planning Commission. As a current resident, homeowner, and backyard naturalist –</p> <p>...</p> <p>Sean Longmire.</p> <p>As a current resident, homeowner, and backyard naturalist in the First District and a lifelong Angeleno who grew up in the Third District, I'm here to ask that the Planning Commission not recommend the approval of the Development Centennial Specific Plan as proposed by the Tejon Ranch Corporation.</p>	<p>Thank you for your participation in this public process. The Commenter's opposition to the Project has been heard by the Regional Planning Commission and will be passed on to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR and, therefore, no further response is required.</p>
RPC-188	Miscellaneous	<p>The Tejon Ranch Corporation and their individual stakeholders have every right to propose development on their land investment, just as I have the right to build and invest in my own property in Los Angeles. But this plan in its current form, as evidenced by its need for the various entitlements from the Los Angeles County is ill-conceived as it still remains.</p>	<p>The Commenter's opposition to the Project has been heard by the Regional Planning Commission and will be passed on to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR and, therefore, no further response is required.</p>

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RPC-189	Biology	The project simply has too many negatives going against it -- among them, the destruction of unique habitats and its associated biodiversity. The proposed land, if it would be developed, approximately 70 miles north from where we now sit, would forever alter some of the finest native grassland that remains in California.	The Commenter's opposition to the Project has been heard by the Regional Planning Commission and will be passed on to the Board of Supervisors for consideration. With regard to Project impacts on habitat, the EIR concludes after thorough analysis that habitat loss is not an adverse impact on wildlife resources at a project or cumulative level. Draft EIR, Section 5.7, Biological Resources, page 5.7-145 to -153, Section 7.0, Cumulative Impacts, page 7-16. This is consistent with the independent judgment of scientists and representatives of the six leading environmental groups that signed the Tejon Ranch Land Use and Conservation Plan, as described in the Final EIR, responses to Comments F.3-12 and F.8-108. With regard to grassland, Draft EIR Section 5.7, Biological Resources, discloses the Project's potential impact to grasslands and determines that direct and indirect impacts would be mitigated to a less than significant level, but cumulative impacts to native grasslands would be a cumulative significant impact. (Draft EIR, pages 5.7-158, -162.) Project implementation would include mitigation at a ratio of at least 2:1 for grasslands, resulting in improved functions and values of grasslands on the Project site, in addition to preservation in perpetuity within the Centennial Mitigation Preserve as described in PDF 7-1 on page 5.7-135 of the Draft EIR. Intensive, multi-year grassland studies have revealed that grasslands of equal or greater value occur in vast quantities in the Mitigation Preserve. Please see Final EIR, responses to Comments B.4-17, B.4-43, B.4-63, F.7-22, F.8-124, F.8-125, F.8-127, F.8-128, and F.8-131 for further discussion of grasslands.
RPC-190	Traffic	Traffic: Future residents of this proposed city, when its fully expanded to 55,000 people, will endure long commutes with the nearest employers being 40 to 60 miles away, making regional traffic even worse.	As discussed on Draft EIR page 5.10-51, the North County Sub-Area Model results show that 40 percent of the trips made on site would be 3 miles or less in length, and nearly 70 percent of all internal trips would be 4 miles or less. As shown on Table 3.8 of the traffic study (Draft EIR Appendix 5.10-A), the North County Sub-Area Model results estimate that, on average, each internal Project trip will be 3.4 miles in length. The model estimates that an average external trip will be 45.9 miles in length. Finally, the North County Sub-Area Model estimates that 48 percent of all trips will be internal and 52 percent of all trips will be external to the Project. Consequently, the average Project trip is estimated to be 25.5 miles in length. As discussed on page 3-9 of Draft EIR Appendix 5.10-A, these estimated trip lengths are conservative because they do not reflect the trip reduction measures being implemented by the Project that will encourage trips by walking, biking, and transit.

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RPC-191	Greenhouse Gas	<p>Greenhouse gas emissions: The greenhouse gas emissions that will result from the vehicle pollution energy consumption, pumping of stored ground water, and loss of carbon sequestration mean intact habitats will be unmitigatable. The Antelope Valley already suffers some of the worst levels of PM 2.5 and PM 10 pollution. This project will make already poor air quality worse.</p>	<p>As discussed in Final EIR, response to Comment F.8-79, the Project's potential GHG impacts from these sources were fully disclosed and analyzed in Section 5.21 of the Draft EIR. Moreover, the Draft EIR includes mitigation measures which require compliance with a non-exclusive list of laws and regulations requiring GHG reductions in equipment, activities, facilities and services associated with the project (MM 21-20) The Draft EIR also includes 45 additional mitigation measures to reduce GHG emissions from project operations and/or construction activities (MMs 10-1, 10-25, 10-26, 11-1 through 11-7, 13-6, 14-1, 17-9, 17-10, 18-1, 18-2, 19-1 through 19-5, 20-2.1, 20-2.2, 20-3.1 through 20-3.3, and 21-1 through 21-19). In addition, the Specific Plan includes additional commitments to sustainable design and operational practices which minimize GHG emissions, as detailed in Final EIR, response to Comment F.8-204, and mitigation measures have been revised in response to comments on the Draft EIR to further reduce the Project's GHG emissions. See revised and added mitigation measures as set forth in Final EIR, responses to Comments F.8-95, F.8-204, F.2-2, F.2-5, F.3-29, F.3A-46, and F.8-189. However, climate change is a global phenomenon and the significance of greenhouse gas emissions is inherently cumulative in nature. Moreover, the County of Los Angeles has no jurisdictional control or responsibility for GHG reductions in other parts of California (and certainly not in the context of global action), which all contribute to climate change. Although many other agencies with the necessary jurisdiction are currently taking action to reduce GHG emissions, the County cannot assure that these measures would ultimately be implemented by such agencies or sufficient to address climate change given its jurisdictional limitations. Therefore, the Draft EIR conservatively determined that the Project's incremental contribution to the global GHG emissions inventory would be considered cumulatively considerable and that this cumulative impact would be significant and unavoidable, even though the Project satisfies several "pathways to compliance" identified by the <i>California Supreme Court in Center for Biological Diversity v. Department of Fish and Wildlife</i> (2015) 62 Cal.4th 2004.</p> <p>The air quality analyses in Section 5.11, Air Resources, of the Draft EIR was conducted based on the methods recommended by the SCAQMD for criteria pollutants and TACs, as discussed on pages 5.11-18 through 5.11-22. Descriptions of health effects for each of the analyzed air pollutants were provided to inform the public of potential health effects as required by the disclosure requirements under the CEQA. Project related air pollutant emissions were evaluated both in terms of contributions to</p>

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			regional air quality and localized impacts to uses proximate to the Project site. As this comment correctly notes, the Draft EIR disclosed that there would be significant and unavoidable air quality impacts related to construction emissions in the jurisdiction of the AVAQMD as well as the SCAQMD. Long-term operational emissions were also found to exceed the AVAQMD and SCAQMD thresholds of significance for regional emissions. However, it should be noted that the South Coast Air Quality Management District (SCAQMD) has reviewed the Centennial EIR and determined that the Project's Centennial Specific Plan "exemplifies [the County's] leadership in promoting sustainable communities development" and "will help reduce emissions from mobile sources, protect the public health from air pollution, and achieve healthful air in the [South Coast Air] Basin" (see Comment D.4-2).
RPC-192	Hazards	Fire: The proposed site is notoriously windy, as other people have mentioned, making wind-driven fire highly likely. And adding a 55,000 person city will lead to increased fire frequency. In the face of fires in late 2017, have we learned nothing about allowing development in remote places of L.A. and adjacent counties. The cost of fighting fires on Tejon Ranch will become a burden to Los Angeles County and adjacent Kern County.	With regard to fire, the EIR appropriately evaluates the Project's potential fire safety impacts under two thresholds of significance. First, the Draft EIR considers whether the Project would expose people or structures to a significant risk of loss, injury or death involving fires because it is located (i) within a Very High Fire Hazard Severity Zone (VHFHSZ), (ii) within a high fire hazard area with inadequate access, (iii) within an area with inadequate water and pressure to meet fire flow standards, or (iv) within proximity to land uses that have the potential for dangerous fire hazard. Second, the Draft EIR considers whether the Project constitutes a potentially dangerous fire hazard. The Draft EIR determined that, with implementation of MM 3-9, Project impacts related to fire hazards would be less than significant under both applicable thresholds of significance. The Draft EIR concluded that Project impacts related to fire safety would be less than significant only after taking into consideration (i) Project site access, (ii) Project site water flows, (iii) Project site topography, (iv) Project site vegetative cover, (v) existing and proposed regulatory controls, (vi) existing mutual aid agreements between federal, state, and local fire safety service providers, and (vii) Project improvements and mitigation measures related to landscaping and vegetation management, building construction, circulation, public utilities, and fire protection services, including but not limited to MM 3-9. This testimony does not specifically address the adequacy of the EIR, and no further response is required. For further discussion of fire impacts, see Draft EIR, Section 5.3, and Final EIR, response to Comment A.2-6. With regard to the Project's fiscal impacts on other communities, please see Response to Testimony RPC-167.

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RPC-193	Geology	<p>Earthquakes: The site is located on the San Andreas fault and adjacent to the Garlock fault. These are the State's two largest fault systems. L.A. County should focus development efforts towards areas with less seismic risk.</p> <p>Thank you.</p>	<p>The Commenter's preference for an alternative location due to fault placement is noted, has been heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration. The EIR thoroughly and appropriately analyzes potential Project-related impacts due to fault location. First, it should be noted that the risk for earthquake shaking throughout Southern California is essentially the same, with a reduced risk along the southeastern portion of the State, so the nearness of one or more active faults does not have a direct correlation to risk of a seismic event and the magnitude of the event in a certain area. With regard to the Project site specifically, due to the proximity of both the San Andreas Fault and Garlock Fault to the Project site, a fault research company called Earth Consultants International (ECI) conducted a detailed fault investigation on the Project site and evaluated potential hazards as a result of fault locations in relation to the Project site and planned development areas. See Draft EIR, Appendix 5.1-A. While earthquakes that may occur along the San Andreas Fault Rift Zone are potential generators of significant ground accelerations at the site, foundation systems must be designed to withstand these accelerations, and secondary impacts such as liquefaction may be mitigated by remedial grading, structural design and foundations or ground improvement techniques; active fault zones can also be mitigated against by implementing setback zones from Alquist-Priolo Earthquake Fault Zones. Accordingly, as shown on Draft EIR Exhibit 5.1-2, the Project has been designed to avoid development in areas near this zone. Draft EIR, Section 5.1, Geotechnical, page 5.1-16. The Project shall incorporate all applicable geotechnical recommendations identified in the geotechnical documents previously prepared for the Project, and implementation of these requirements would ensure impacts would be less than significant. For further discussion regarding seismic impacts and faults, see Final EIR, responses to Comments F.8-206 to F.8-210.</p>
Rachel Wing			
RPC-194	Introduction	<p>Thank you, Mr. Chairman, Commissioners and Staff. My name is Rachel Wing from Pasadena. I'd like to just highlight everything that Dr. Longmire said with particular respect to how loss of some of the natural features, particularly the native grassland and the rare plants, are unmitigatable.</p>	<p>Thank you for your participation in this public process. The Commenter's opposition to the Project has been heard by the Regional Planning Commission and will be passed on to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR and, therefore, no further response is required.</p>

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		<p>So I am speaking as a private citizen in opposition to the project as a whole.</p> <p>I currently work in conservation in the control of the basic needs. I volunteer for the California Condor Recovery Project as a nest watcher and formerly worked for the City of Monrovia's Parks Department and their Fire Department on wildland urban interface issues.</p>	
RPC-195	Hazards	<p>I coordinated and co-wrote their Community Wildfire Protection Plan. And one of the things that became clear in that is that the amount of wild land urban interfaces that you create magnifies the hazards of wildfire, of wildlife interactions, and geologic hazards, and magnifies the costs to those things.</p> <p>And there could hardly be any way of increasing the amount of wild land urban interface greater than going from zero to plopping a new development within previously uninhabited or very sparsely inhabited areas.</p>	<p>With regard to fire, the EIR appropriately evaluates the Project's potential fire safety impacts under two thresholds of significance. First, the Draft EIR considers whether the Project would expose people or structures to a significant risk of loss, injury or death involving fires because it is located (i) within a Very High Fire Hazard Severity Zone (VHFHSZ), (ii) within a high fire hazard area with inadequate access, (iii) within an area with inadequate water and pressure to meet fire flow standards, or (iv) within proximity to land uses that have the potential for dangerous fire hazard. Second, the Draft EIR considers whether the Project constitutes a potentially dangerous fire hazard. The Draft EIR determined that, with implementation of MM 3-9, Project impacts related to fire hazards would be less than significant under both applicable thresholds of significance. The Draft EIR concluded that Project impacts related to fire safety would be less than significant only after taking into consideration (i) Project site access, (ii) Project site water flows, (iii) Project site topography, (iv) Project site vegetative cover, (v) existing and proposed regulatory controls, (vi) existing mutual aid agreements between federal, state, and local fire safety service providers, and (vii) Project improvements and mitigation measures related to landscaping and vegetation management, building construction, circulation, public utilities, and fire protection services, including but not limited to MM 3-9. This testimony does not specifically address the adequacy of the EIR, and no further response is required. For further discussion of fire impacts, see Draft EIR, Section 5.3, and Final EIR, response to Comment A.2-6.</p>
RPC-196	Biology	<p>And even to the extent that you can mitigate those hazards to people and the costs -- or are willing to bear the monetary costs, there is always a permanent loss to nature. You have to bulldoze buffer areas around our developments. Animals are simply killed because we can't coexist with them -- all the things we have to do.</p>	<p>The Commenter appears to be referring to fuel modification practices to reduce fire risk, and the Commenter's opinion regarding fuel modification and biological resources is noted. The Project is required to implement fuel modification to comply with State and County regulations. Per MM 3-9, the Project must prepare and implement a Fuel Modification Plan to be reviewed by the LACFD Forestry Division. Some Project development is proposed in areas that would be adjacent to large open spaces areas with moderate vegetative cover. Under existing conditions, the plant</p>

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			communities that make up this cover are highly combustible and would, therefore, present a high fire hazard and pose a potentially significant impact to development in these areas. As development of the Project site proceeds, however, fire hazards associated with the natural vegetative cover would be eliminated through its replacement with urban landscape vegetation, which is irrigated and less combustible than the existing vegetation. (Draft EIR, page 5.3-36.) The impacts of fuel modification zones have been accounted for in the analysis of Project impacts on biological resources in Section 5.7, Biological Resources. MM 7-21 on Draft EIR page 5.7-194 prohibits fuel modification zones from encroaching on the adjacent SEA. MM 7-1 on Draft EIR pages 5.7-173 through 5.7-175 prohibits fuel modification in areas occupied by special status plant species (i.e., crownscale and spineflower). As such, fuel modification zones would be located away from open spaces where sensitive biological resources are present and would be confined to areas that are proposed for disturbance. For further discussion of fuel modification, please see Final EIR, responses to Comments F.8-63, F.8-64, G.28-4.
RPC-197	Biology	<p>Regarding condors, they are mentioned in the EIR -- a few flyovers. But how many would you expect now that the population is just back from the brink of extinction. Anyone who has seen -- that has experienced a California condor in the wild dreams of the time when we really do recover the population. But that won't happen if we take away their habitat. So please refuse this -- this Project.</p> <p>Thank you very much.</p>	<p>The Commenter's concern regarding the California condor and conservation of their habitat is acknowledged. The Draft and Final EIR analyzed potential Project impacts on the condor in depth. Independent studies analyzing potential Project utilization by the condor were conducted by t experts on the species (Bloom 2009) and were included as attachments to the Draft EIR (Appendix 5.7-B, Birds-6). As noted on page 2-42 of the Final EIR, condors are extremely infrequent visitors to the Project site. The Project site is on the eastern edge of the historic condor range, and some fly-overs have occurred, although the core flight paths are located to the west of the Project site. Expert analyzation of the Project site concluded that thermal updraft is likely not sufficient over the site to propel the condor into flight. Due to the large size of the California condor, areas of at least moderate topographical relief seem to be required for both thermals and updrafts to facilitate take-off (Allen et al. 2016). For this reason, as well as the record of occurrence, the Project site is not considered important foraging grounds for the species. Observations of flying condors prior to 1987 indicate that, on the few instances that they were known to have flown over valley floor habitat (including the Centennial Project site), the birds were usually flying high over the landscape, probably at an altitude of over 1,000 feet (Bloom 2009). During these flights, the condors rarely, if ever, landed and their movements appeared transitory (Bloom 2009). To date, four GPS location points out of many thousands were in the vicinity of the Centennial Project site (Bloom 2009). As stated on page 5.7-94 of the Draft EIR, no suitable</p>

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			<p>breeding habitat is present and potential foraging habitat is present, but lack of thermals appears to prohibit use of the site. Although there are many flyover records from the site (and 1 landing) and from the surrounding areas, this species is expected to occur only as a relatively rare flyover compared with core habitat in the adjacent mountains to the north and west.</p> <p>The Draft EIR correctly concluded that impacts to condor are less than significant. The USFWS analysis supports this conclusion. However, MM 7-6 is included to further ensure that the proposed Project does not result in future impacts on the California condor. MM 7-6 includes mitigation measures to protect condors during design of the Project, during construction of the Project, post-Project construction, and includes a homeowner Condor Educational Curriculum.</p> <p>To address the Commenter's statement about the future of the species, historical grassland foraging habitat around the base of the San Joaquin Valley remains viable, and large swaths have been protected since about 1984, including the Bitter Creek National Wildlife Refuge (NWR) (5,867 ha), the private Wind Wolves Preserve (39,000 ha), and the Carrizo Plains National Monument (121,405 ha) (Walters et al. 2010).³³ Additionally, large swaths of foraging and roosting habitat have been preserved on Tejon Ranch that is a critical gateway to historical foraging areas in the Sierra Nevadas.</p>
Myles Lewis			
RPC-198	Introduction	<p>So my name is Myles Lewis. I'm coming from the West Valley. So I come as a native of Los Angeles's legacy of sprawl in the West San Fernando Valley. And like everyone here, I'm sure, I have a deep and abiding relationship to nature, which has been consistently upset by the revelation of all of the ways in which any human development has unavoidably damaged what we all fear to lose through transit, infrastructure, waste management and all forms of resources.</p>	<p>Thank you for your participation in this public process. The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and no further response is required.</p>

³³ Walters J. R., et al. 2010. Status of California Condor (*Gymnogyps Californianus*) and Efforts to Achieve its Recover. The Auk, Vol. 127(4):969-1001. The American Ornithologists' Union.

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RPC-199	Miscellaneous	So I appreciate Centennial's care. I deeply appreciate their care in working with broad based environmental input. I would appreciate such care in the retrofitting of existing comparable developments across California and the Nation. But when our priorities have to be making our developed areas more affordable, efficient, and sustainable, I can't see any reasonable decision other than conservation.	The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and no further response is required.
RPC-200	Miscellaneous	<p>The City and the culture doesn't have the bandwidth to subsidize new concerns, especially in such a deeply important region as is covered by the Project site. And I'd like to end by saying that encouragement of best practices socially is great -- you know, bicycling, electric vehicles, et cetera -- which I know Centennial brought up -- but as a guy who was just hit on my bike by a completely insensitive motorist, you know, who doesn't see a bike because we don't have the culture, and living in an area in the West Valley where people are almost superstitiously suspicious of public transit, as if it is far more dangerous than driving a car. It's just what I experience every day from family and friends. We have to fix what we have rather than exporting this kind of limping good intention to new developments.</p> <p>Thank you very much.</p>	The Commenter's opposition to the Project and preference for revitalizing existing communities has been heard by the Regional Planning Commission and will be passed on to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR and, therefore, no further response is required.
Richard Dickie			
RPC-201	Introduction	<p>Hi. My name is Richard Dickie. I'm a professional photographer and have been photographing California landscapes well over 30 years and counting.</p> <p>I first became familiar with Tejon Ranch after meeting a ranch foreman named George Sanford in the late 1980's. During the spring wild flower seasons George allowed photographers from around the globe onto the ranch to drive around</p>	Thank you for your participation in this public process. The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. Project design takes the surrounding environment into account, and the EIR analyzes impacts on the Project site and areas immediately surrounding it. This comment does not address the adequacy of the EIR, and no further response is required.

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		and document the spectacular wonders that are unique to Tejon -- unique to Tejon and nowhere else. I visited the ranch almost a hundred times over the years and documented landscapes from year to year. I've also traveled all over California and documented the few remaining wildflower spots that exist. And nothing compares to the jaw-dropping wonder of Tejon and the adjacent Gorman hills, which is an interconnected issue that needs to be considered if development is allowed on Tejon.	
RPC-202	Miscellaneous	Tejon and Gorman have been compared to Yosemite Valley for their world-class scenery not seen anywhere else on the planet. This area was designated as a sensitive environmental area for good reasons.	<p>The existing visual resources associated with the Project site are disclosed in EIR Section 5.13.4 (pages 5.13-7 through 5.13-11). As discussed in the EIR, the vast majority of the Project consists of open grasslands that are used for cattle grazing. While aesthetically interesting, the Project site does not share the striking visual qualities of Yosemite Valley. Nevertheless, the EIR determined that the Project would result in significant and unavoidable impacts related to a change in visual character experienced from public vantage points (primarily transportation thoroughfares including SR-138, 300th Street West, 290th Street West, and Malinda Avenue). Visual character impacts related to grading and development of the Project would be reduced through implementation of PDFs 13-4 and 13-5, and MMs 7-13, 13-1, 13-2, and 13-3; however, the change of the Project site from a rural to urban condition and the varying degrees of obstruction of existing views of local foothills and the Tehachapi Mountains would be considered a significant unavoidable impact, for which no additional feasible mitigation exists.</p> <p>The Project site has not been identified a Significant Ecological Area under the AVAP. Rather, the Project site is within an area identified as the West EOA, and Project development entirely avoids nearby SEA 17. The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. This testimony does not address the adequacy of the EIR, and no further response is required.</p>
RPC-203	Miscellaneous	Once the infrastructure of roads, water, sewer, and electricity are in place for Centennial City, the adjacent Gorman hills would be developed using the newly installed utilities close by. Then come the off-road vehicles that will whiz across the landscape and the hikers and dog walkers that	The Commenter's opinion with regard to growth-inducing impacts was heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. With regard to the proposed Project's impacts in comparison to existing Project site conditions, the Draft EIR conservatively concludes that the existence of the Project makes it reasonably foreseeable that additional development proposals

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		will want to go off path, invasive plants that will take hold in the new disturbed soil, and the illegal trash dumps that no entity seems to be able to control will be the result. If you build it, they will come along with the human nature and the inevitable urban impact.	<p>seeking AVAP amendments could be made outside the West EOA, which is considered a significant, adverse indirect growth-inducing impact. Draft EIR, Section 7.0, Cumulative Impacts, pages 7-19, and Section 6.0, Growth-Inducing Impacts, pages 6-6 to 6-9.</p> <p>To the extent this comment implies that the EIR is deficient unless it analyzes the cumulative impacts of future development that may be induced by the Project, the comment is mistaken. As provided in CEQA Guidelines § 15126.2(d), the EIR analysis of growth inducing impacts need only discuss “the ways in which the proposed project could foster economic and population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment.” The Court of Appeal has confirmed that “[n]othing in the Guidelines, or in the cases, requires more than a general analysis of projected growth.” See <i>Napa Citizens for Honest Gov’t v. Napa County Bd. of Supervisors</i> (2001) 91 Cal.App.4th 342, 369. The EIR meets this analytical standard and CEQA does not require the EIR to analyze the cumulative environmental effects of such projected growth. In any case, such analysis would require the Lead Agency engage in pure speculation as to the type, size, location and timing of future growth, which is not permitted under CEQA Guideline § 15145.</p> <p>For further discussion of growth-inducing impacts, see Draft EIR, Section 6.0, Growth-Inducing Impacts, and Final EIR, responses to Comments F.8-47 through F.8-49.</p>
RPC-204	Conclusion	<p>Once you break it, you'll never be able to fix it.</p> <p>This is a special place it's the last of an amazing legacy. I ask you to clearly consider the decision you're about to make. This area deserves to remain an intact sensitive environmental area as originally planned for.</p> <p>The investors bought the property with eyes wide open, knowing the risk of trying to develop it. This definitely does not fit an infill housing need as proposed by one of the developers. We all know better than that. This is an extremely exquisite, remote, pristine habitat. I ask that you please leave it as is. And I would like to provide documentation to the commissioners.</p> <p>Thank you.</p>	<p>The Commenter's opposition to the Project was heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and therefore no further response is required.</p>

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Stephanie Pincetl			
RPC-205	Introduction	<p>Stephanie Pincetl. Good morning, Staff and Commissioners. It's very nice to be here again.</p> <p>I have submitted some comments. And since the new documentation's come in, I will also submit more comments because in three minutes you really can't begin to scratch the surface.</p> <p>I would like to raise a couple of issues that have not been raised by either the EIR or the Staff or anyone else. And that -- these are -- they are the following:</p>	<p>Thank you for your participation in this public process. The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and no further response is required.</p>
RPC-206	Housing	<p>One of the persuasive arguments is that the region needs more housing. Of course, we need more housing, but not at this location. And let's look at it a little more closely for some other reasons.</p>	<p>The Commenter's opposition to the Project has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and therefore no further response is required.</p>
RPC-207	Climate Change	<p>By mid-century, annual average maximum temperatures will exceed 100 degrees and, by the end of the century, may go up to nearly 130 degrees on hot days. By mid-century, there will be 20 to 40 additional extremely hot days and by the end of the century 60 to 90 extremely hot additional days. These will have serious impacts. Public health and any outdoor activity will be impaired. Think Phoenix. No walking, no biking even if you were able to go for coffee and out with friends, ride your bike to school, or go shopping. Impacts on the grid, despite the offset approach to Zero-Net electricity will be inevitable. And this I will write more detail for the Commission's interest.</p> <p>With this kind of heat, regardless of generation -- let's say it's being generated farther away -- there will be electricity, with solar -- there will be up to a 20 percent capacity loss, not to mention interruptions in service and component breakdown. Severe heat is severe heat. With</p>	<p>The Commenter's suggestion that surface temperatures on the Centennial Project (Project) site will soon exceed "130 degrees" due to climate change are inaccurate. Global climate change is discussed in detail in Draft EIR Section 5.21, Climate Change. As discussed on page 5.21-39 of the EIR, according to California's 2012 Vulnerability and Adaptation Study, the State's third major assessment on climate change, modeling results from a high emissions scenario developed by researchers at UCLA indicate that mountain and inland areas of the Los Angeles region could warm up to or greater than 4.5 degrees Fahrenheit (°F) by mid-century. The high emissions modeling scenario also indicates that the number of heat days in unincorporated areas of the County may increase by nearly 12-fold. As discussed on page 3-2 of the EIR, data from the Western Regional Climate Center show that the average annual temperature on Tejon Ranch from 2012 to 2014 was 67 °F, and that temperatures of 100 °F or more were uncommon. If the potential high emissions scenario modeling results summarized in the EIR were to occur in the future, temperatures and the number of heat days at the Project site would increase, but not to the extent that average or maximum daily temperatures would regularly exceed, or even come close to, the 130 °F levels suggested by Commenter.</p>

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		current policy, people will be paying very high rates for time of use electricity when there is no solar generation. And that happens to be when they're coming home in the evening. So even if it's zero net electricity, that does not mean there will not be natural gas power plant generation for the evening needs.	
RPC-208	Miscellaneous	So I know my time is very short, but I will amplify those comments significantly in my written testimony.	This comment does not address the adequacy of the EIR, and no further response is required.
RPC-209	Water Supply	<p>I just want to make one other point today.</p> <p>The Project points to the State Water Project essentially for water supply. That Project is currently five times over-allocated. Everybody's promising State Water Project. This means that the State Water Project isn't really available -- that water, particularly when there will be times of drought. And we know that there will be. Instead, you will be robbing Peter to pay Paul with water transactions. And lots of choices will have to be made there about priorities in water use.</p>	<p>The Commenter's opinion regarding the reliability of the State Water Project was heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. However, the County disagrees and concludes that Project EIR analysis demonstrates reliable and sustainable water supplies, including with regard to water from the State Water Project. After thorough analysis, the EIR appropriately concludes that Project water supplies will sustainably meet buildout potable and recycled water demands and would in fact maintain an average annual reserve supply in the two Project water banking facilities of more than 79,000 acre-feet after buildout has been achieved. This surplus would persist over time based on an 82-year hydrologic period of record, including single-dry and multiple-dry years, and taking account of potential climate change impacts. With regard to the reliability of imported water supplies for the Project, the potential delivery reliability and variability of Project State Water Project supplies is discussed in Draft EIR Section 5.18, Water Resources, pages 5.18-20 to -28, and -54 to -64. The analysis of Project imported water supplies uses the Early Long Term scenario also used in the California Department of Water Resources' State Water Project Delivery Capability Report, and incorporates the effects of the most severe droughts during the 82-year historical record, plus additional adjustments to account for potential climate change effects and the 5 percent single-dry year delivery level used by the Antelope Valley-East Kern Water in the Agency's 2015 Urban Water Management Plan. Consequently, the Draft EIR includes a discussion of State Water Project delivery reliability that is consistent with the conservative Early Long Term scenario developed in the Delivery Capability Report and the same scenario, with a reduced single dry year reliability level, used in the Antelope Valley-East Kern Water Agency's 2015 Urban Water Management Plan. Commenter provides no evidence to dispute EIR analysis, and no further response is required.</p>

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RPC-210	Conclusion	<p>So I will follow up with more comments. But thank you very much for your time today. And I hope to be in further discussions with you all.</p> <p>Thank you.</p>	<p>The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and no further response is required.</p>
Jack Ite			
RPC-211	Introduction	<p>Good day. My name is Jack Ite. I'm an Urban Planner with Wild Heritage Planners and a Co-Founder of So. Cal. 350 Climate Action.</p> <p>So I've worked on a lot of large-scale development projects. A few years back I did a totally rethinking of the Rancho Mission Viejo project, which was proposing 14,000 units down in Orange County. We were able to protect a good percentage of that land there. I worked on East Orange. I worked on Tejon Mountain Village. I put a suggestion out to the Kern County Board of Supervisors that they totally reduce that Project. They ignored what I put down for the project, which they approved, which was highly unfortunate.</p> <p>I also -- I am working on the Banning Ranch Project, which a protected 400 acre site there that the Coastal Commission protected basically because of the burrowing owl, which is very significant here.</p>	<p>Thank you for your participation in this public process. The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and no further response is required.</p>
RPC-212	Greenhouse Gas	<p>I think this is a totally inappropriate area for development, which has been stated. But I want to take on some issues with Net-Zero, SB 375 in terms of sustainable communities and the correlation with Cap and Trade.</p>	<p>This comment's general opposition to the Project location is noted and will be provided to the Regional Planning Commission and Board of Supervisors for their consideration. With respect to the Project's consistency with the regional planning efforts being undertaken in compliance with SB 375, please see response to Comment F.8-20. With regard to this comment's reference to "net zero," the Project has made a commitment to achieve a "net zero carbon for the electric sector" standard on all public and private facilities constructed within the Project, which means that carbon emissions created to produce electricity that is consumed within the Specific Plan area will be offset with an equivalent amount of carbon emission reductions that result from quantified</p>

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			greenhouse gas emission reductions as documented over time as part of each application for a tentative tract map.
RPC-213	Greenhouse Gas	I guess -- just first thing is the cap is massive, meaning it's our carbon budget. So if you have tons of money in your account and you can go out and spend it however you want, that's fine. But when you have a cap, you're very limited. So if we're going to expend our budget on building housing in an area where there's absolutely no infrastructure -- there's no roads. There's no electricity. There's no sewer. There's no water. It's totally hot as heck. And it's disconnected from everything -- we are wasting our carbon budget. So I would submit that Cap and Trade should be pushed aside.	This comment's opposition to the Project and to California's cap-and-trade program are noted and will be provided to the Regional Planning Commission and Board of Supervisors for their consideration. It should be noted, however, that the Project is not itself subject to the cap-and-trade program, though the producers of the fuel and electricity needed to construct the Project are generally subject to cap-and-trade. As this comment notes, under California's cap-and-trade program, the State sets an emissions cap and issues a quantity of emission allowances consistent with that cap. Regulated emitters (e.g., fuel and electricity producers) must hold allowances for every ton of greenhouse gas they emit. The regulated emitters may buy and sell allowances, thus establishing an emissions price. Moreover, regulated emitters that can reduce their greenhouse gas emissions at a lower cost may sell their any excess allowances to other covered entities facing higher compliance costs.
RPC-214	Land Use Population/ Housing	Now, in terms of 375 -- SB 375, Sustainable Communities -- yes, it's one thing to put housing next to walkable areas, put a school in there. But, unfortunately, if you're going to start talking jobs/housing balance, and you can say, well, they're going to balance it. No. It will never be balanced because people will be driving from far away to work in those offices, and people living there will be driving far away to go to other offices. There will be no balance. Whether you can show me something up on the screen that it's balanced -- it will never be balanced. So that is completely fallacious. And SB 375, again, is part of that. It's a sustainable community, but it's not taking into account the regional issue that we're facing here.	The Project's land use plan would provide an estimated jobs/housing ratio of 1.22 through the development of commercial and business park uses on the site, thus positively contributing to the attainment of the AVAP's targeted jobs-to-housing ratio. With regard to this comment's query regarding the EIR's job growth assumptions, as explained in EIR Section 5.9.3 (pages 5.9-18 through 5.9-22, and pages 5.9-29 through 5.9-30), such assumptions are based on regional employment growth projections published by the Southern California Association of Governments (SCAG), which SCAG adopted as part of its 2012 and 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) planning documents. With respect to the Project's consistency with the RTP/SCS, please see Final EIR, response to Comment F.8-20.
RPC-215	Miscellaneous	And this region makes no sense. I would be one to get up and say let's reduce the size of this project. Let's find the most important habitat and protect that, and maybe we can build on a bit of it. If you told me a community the size of Frazier Park, which has, I don't know, 5,000 -- if you told me they wanted to build that community here, maybe we could talk.	The Commenter's opposition to the Project has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and therefore no further response is required.

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RPC-216	Biology	And even that would be a major impact because we're talking critical habitat for the California condor. We're talking major species that would be impacted.	The Commenter's opinion with regard to even a smaller project on the Condor was heard by the Regional Planning Commission and will be provided to the Board of Supervisors. However, the EIR appropriately analyzes potential Project-related impacts to California condor and concludes that impacts would be less than significant. Requirements in MM 7-6 would further reduce impacts to California condor. For further discussion specific to California condor, see Draft EIR, Section 5.7, pages 5.7-94, -119, and -120 and Final EIR, responses to Comments B.4-20 to B.4-23, and F.8-138 to F.8-143.
RPC-217	Hazards	We're talking massive risk of wildfire. We're talking dangerous issues. I mean wildfire -- if you look at the burning that happened in December and October of last year, it was through historic wildfire areas. It didn't matter how much they reduced the brush. It didn't matter how much they changed the land. When that fire swept down into Santa Rosa, it was unstoppable because the winds -- the Santa Ana winds now are much worse than they ever were and because of the droughts, which are coming -- droughts are going to be happening. Suddenly the dry season goes into the Santa Ana season. When those Santa Ana winds start blowing through that valley, this community will burn. I guarantee it.	With regard to fire, the EIR appropriately evaluates the Project's potential fire safety impacts under two thresholds of significance. First, the Draft EIR considers whether the Project would expose people or structures to a significant risk of loss, injury or death involving fires because it is located (i) within a Very High Fire Hazard Severity Zone (VHFHSZ), (ii) within a high fire hazard area with inadequate access, (iii) within an area with inadequate water and pressure to meet fire flow standards, or (iv) within proximity to land uses that have the potential for dangerous fire hazard. Second, the Draft EIR considers whether the Project constitutes a potentially dangerous fire hazard. The Draft EIR determined that, with implementation of MM 3-9, Project impacts related to fire hazards would be less than significant under both applicable thresholds of significance. The Draft EIR concluded that Project impacts related to fire safety would be less than significant only after taking into consideration (i) Project site access, (ii) Project site water flows, (iii) Project site topography, (iv) Project site vegetative cover, (v) existing and proposed regulatory controls, (vi) existing mutual aid agreements between federal, state, and local fire safety service providers, and (vii) Project improvements and mitigation measures related to landscaping and vegetation management, building construction, circulation, public utilities, and fire protection services, including but not limited to MM 3-9. This testimony does not specifically address the adequacy of the EIR, and no further response is required. For further discussion of fire impacts, see Draft EIR, Section 5.3, and Final EIR, response to Comment A.2-6.

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Dr. Sandra Namoff			
RPC-218	Introduction	<p>Hello. Thank you for allowing me to speak today. My name is Dr. Sandra Namoff. And I'm a resident of L.A. County's First District.</p> <p>I'm here today to strongly oppose the Centennial Specific Plan. Everyone here has an interest in Tejon Ranch.</p> <p>My interest comes from the perspective of an evolutionary biologist. For my Doctoral research, I studied the processes that led to diversification of morning glory species in California.</p>	<p>Thank you for your participation in this public process. The Commenter's opposition to the Project has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and therefore no further response is required.</p>
RPC-219	Biology	<p>My research indicates that over the last million years, the Southern Tehachapi Mountains, including Tejon, have been integral to the processes that have led to diversification of this group in Western North America. The region is exceptionally important to ecological speciation because it connects the cool coastal habitats to deserts land, mountains and beyond.</p>	<p>The Commenter's concern regarding the significance of the Project region as an important ecological region, specifically for speciation, is noted. It is generally agreed that the Project region is ecologically important for many reasons. The description of the primary resources within SEA 17, which occurs within the Project region and partially on the Project site, includes wildlife movement and the mosaic of habitats along the San Andreas Fault Zone. The area encompasses an important linkage between the San Gabriel Mountains and the Tehachapi Mountains, representing the only mountain linkage from the Transverse Ranges or the Pacific Coast Range to the Sierra Nevada Range (PCR et al. 2000). As noted on page 5.7-8 of the Draft EIR, SEA 17 is identified as significant due to position within a region where multiple diverse biomes (a community of plants and animals) and wildlife corridors come together. It contains a unique mosaic of vegetation types that represent a transitional area between the Mojave Desert, the Coast Ranges, and the Tehachapi Mountains. Much of this important land is included in the Project's proposed Mitigation Preserve. The proposed 43,080-acre mitigation preserve system contains all major habitat types affected by the Project, as well as particular individual biological resource values. The biological value of the proposed preserve system is further enhanced by its continuity with other open space areas. While it is acknowledged that the Project site occurs within this important ecozone, vast swaths of biologically rich land is preserved through the Project's mitigation process. Additionally, there is no evidence to suggest that biological processes necessary for continued speciation would be negatively affected by Project implementation.</p>

Testimony No.	Environmental Topic	Testimony	Response to Testimony
RPC-220	Biology	<p>We can choose to continue to allow this habitat to play a role as a functional ecosystem for millenia to come, or we can choose to allow a development plan that will create outdated -- an outdated sprawl-type community.</p> <p>I strongly believe that it's imperative to maintain the area within the Centennial Specific Plan as a functional ecosystem where evolutionary processes can function in the absence of further human disturbances.</p>	<p>The Commenter's preference for preservation of the entire Project site is noted, was heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration. The County notes that the Project is not sprawl development, as discussed in detail in Final EIR, response to Comment F.8-20. This testimony does not address the adequacy of the EIR, and no further response is required.</p>
RPC-221	Miscellaneous	<p>I'm also here to express my aversion to the tactics that the Tejon Ranch Company has taken to silence the scientific community. I was shocked and dismayed by the article published in the Mountain Enterprise less than a week ago that details a systematic effort to prevent anyone from visiting or studying Tejon Ranch who has expressed formal opposition to Centennial. And I realize this now includes me.</p>	<p>This testimony and the Mountain Enterprise article are noted, have been provided to the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration. This comment does not specifically address the Project or the adequacy of the EIR, and no further response is required under CEQA. However, for informational purposes the County notes that many scientists have been and continue to be allowed access to the ranch per the RWA and RWMP, and thorough, independent scientific review of Tejon Ranch, including the Project site, has been completed. The Project Applicant also addressed this article in its July 11, 2018 testimony to the Regional Planning Commission, explaining that the RWA does not provide unrestricted public access to Tejon Ranch, but rather provides the express right to withhold access permission. The Applicant further explained that its intention has been to deny access to Center for Biological Diversity and their partner organization, the California Native Plant Society, who have active, ongoing litigation against Kern County, Los Angeles County, and Tejon Ranch regarding Tejon Ranch projects.</p>
RPC-222	Miscellaneous	<p>The mere existences of a black list will cause scientists to hold back their opinions, as being banned from Tejon may damage their ability to do future research. This will have a chilling effect on the very community of scientific advisors that Tejon Ranch should need and want to help them effectively manage their land. The black list amounts to an attack on free speech, and it should not be tolerated.</p>	<p>This testimony has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. The Commenter's opinion is noted. With regard to ranch access, please see Response to Testimony RPC-221. This testimony does not specifically address the Project or adequacy of the EIR, and no further response is required.</p>

Testimony No.	Environmental Topic	Testimony	Response to Testimony
RPC-223	Miscellaneous	While I recognize that Tejon Ranch is private land, it is true that tax payer dollars were used to purchase conservation easements on Tejon. And public access is a central tenet of the 2008 Conservation Agreement. And I agree with the article's assertion that the black list is against the spirit of the 2008 Agreement.	This testimony has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. The Commenter's opinion is noted. With regard to ranch access, please see Response to Testimony RPC-221. This testimony does not specifically address the Project or adequacy of the EIR, and no further response is required.
RPC-224	Conclusion	The Regional Planning Commission has a choice. It can promote development that puts the people of L.A. first, or it can cater to billionaire hedge fund investors of the Tejon Ranch Corporation. Please make the right choice and say no to the Centennial Specific Plan. Thank you very much.	Thank you for your participation in this public process. The Commenter's opposition to the Project has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and therefore no further response is required.
Dr. Nicholas Jensen			
RPC-225	Introduction	Good morning. Thank you very much for hearing me this morning. I am Dr. Nicholas Jensen. I'm the Southern California Conservation Analyst for the California Native Plant Society. As part of my dissertation research I produced the first comprehensive catalog of the plants of Tejon Ranch. I'm a Los Angeles County resident in District 1. The California Native Plant Society opposes this project as both scientists and Californians. Not only is this project bad for nature, it is bad for people.	Thank you for your participation in this public process. The Commenter's opposition to the Project has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and therefore no further response is required.
RPC-226	Housing	With the Centennial Project, the Tejon Ranch Company has initiated an impressive display of public deception. The company wants us to believe that developments like this will solve our very real housing crisis. But what we really need is affordable housing near centers of work. The reality is so distorted that Barry Zoeller, Vice President of Corporate Communication Investors Relations called Centennial "Infill Development" on KPCC just a couple weeks ago.	The Commenter's opinion with regard to Project location is noted, was heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration. The Project site is not an infill site. However, it provides development on a site planned to accommodate projected growth in a manner consistent with regional strategies for achieving mandatory reductions in GHG emissions attributable to the land use sector. The Project has been sited and designed to promote regional "smart growth" planning principles established by the Southern California Association of Governments' (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy and the County's Antelope Valley Area Plan (AVAP) for the purpose of accommodating regional growth

Testimony No.	Environmental Topic	Testimony	Response to Testimony
		The Tejon Ranch Company wants us to believe that developments like this will solve our very real housing crisis, but what we really need is affordable housing near centers of work.	projections in a sustainable manner that reduces criteria air pollutant and GHG emissions and promotes public health while protecting regional open space, Sensitive Ecological Areas and agricultural areas consistent with the AVAP's Rural Preservation Strategy. See Final EIR, response to Comment F.8-20 for further discussion.
RPC-227	Biology	<p>At the RPC hearing on June 9th, Michael Jocelyn testified that the grassland habitats on Centennial were not valuable. This opinion -- and I place full emphasis on the word "opinion" here -- is counter to what I and many other scientists have observed on Tejon Ranch.</p> <p>I implore the Tejon Ranch Company to provide the public with the data that supports the assertion that the grasslands on Centennial are not of statewide conservation importance.</p>	<p>The Commenter's opinion regarding Michael Joselyn's testimony is noted, was heard by the Regional Planning Commission, and will be provided to the Board of Supervisors. The County notes that Michael Joselyn summarized his work studying Tejon Ranch to help identify portions of the ranch most suitable or conservation, and most suitable for development. The EIR thoroughly and appropriately documents the grassland study done on the Project site. Draft EIR Section 5.7, Biological Resources, discloses the Project's potential impact to grasslands and determines that direct and indirect impacts would be mitigated to a less than significant level, but cumulative impacts to native grasslands would be a cumulative significant impact. (Draft EIR, pages 5.7-158, -162.) Project implementation would include mitigation at a ratio of at least 2:1 for grasslands, resulting in improved functions and values of grasslands on the Project site, in addition to preservation in perpetuity within the Centennial Mitigation Preserve as described in PDF 7-1 on page 5.7-135 of the Draft EIR. Intensive, multi-year grassland studies have revealed that grasslands of equal or greater value occur in vast quantities in the Mitigation Preserve. Please see Final EIR, responses to Comments B.4-17, B.4-43, B.4-63, F.7-22, F.8-124, F.8-125, F.8-127, F.8-128, and F.8-131 for further discussion of grasslands.</p>
RPC-228	Geology	<p>Furthermore, Tejon Ranch continues to ignore the fact that Centennial is a proposed city in a dangerous location. We've heard a lot of people talking about wildfire risks so far this morning. The project is situated at the junction of the two largest faults in California -- the San Andreas and the Garlock.</p> <p>The San Andreas fault, in particular, poses a grave danger to Centennial. It is a matter of when, not if the San Andreas produces another large earthquake in this area.</p>	<p>The EIR thoroughly and appropriately analyzes potential Project-related impacts due to fault location and seismic risk, and both compliance with State and County requirements and Project-specific mitigation measures would ensure impacts are less than significant. Please see Response to Testimony RPC-193 for further discussion regarding seismic impacts and faults. With regard to wildfire risks, please see Response to Testimony RPC-195.</p>

Testimony No.	Environmental Topic	Testimony	Response to Testimony
RPC-229	Geology	<p>For example, on January 9th, 1857, at 8:20 A.M. a magnitude 7.9 earthquake struck near Parkfield, California. Because Forte Tejon was the nearest inhabited location to the epicenter, this earthquake is known as the Forte Tejon earthquake. It is the largest earthquake in recorded history in California.</p> <p>Benjamin Star, the former mayor of Los Angeles, noted that not a single structure at Forte Tejon was left standing. A fissure, 30 to 40 miles long, was opened in the ground. Cattle were vaulted in the air and rolled down hillsides. Mature trees were broken off at the ground level. Tejon Pass was blocked for months by massive landslides. And this was from an earthquake that occurred that was 120 miles to the northwest of Centennial.</p>	<p>The EIR thoroughly and appropriately analyzes potential Project-related impacts due to fault location and seismic risk, and both compliance with State and County requirements and Project-specific mitigation measures would ensure impacts are less than significant. Please see Response to Testimony RPC-193 for further discussion.</p>
RPC-230	Geology	<p>Not if, when this happens again, Centennial will be in the bullseye. A proposed community of 60,000 people will be destroyed and survivors in this leap-frog -- not infill -- development will be cut off from help. This is clearly a proposed new city in a dangerous place. I urge you to reject the Centennial Specific Plan.</p>	<p>The EIR thoroughly and appropriately analyzes potential Project-related impacts due to fault location and seismic risk, and both compliance with State and County requirements and Project-specific mitigation measures would ensure impacts are less than significant. Please see Response to Testimony RPC-193 for further discussion. While the Project site is not an infill location, the Project has been situated and designed to promote "smart growth" planning principles established by SCAG's 2016 RTP/SCS and the County's AVAP for the purpose of sustainably accommodating regional growth projections in a manner that reduces criteria pollutant and greenhouse gas emissions and promotes public health. Please see Final EIR, responses to Comments F.8-20, F.8-191, and F.8-204 for further discussion.</p>
RPC-231	Grazing	<p>I don't think grazing should be seen as an evil thing in all cases. I think what should be proposed, if –</p> <p>Okay. If grazing is to be permitted in the mitigation lands, I think there should be science that backs up that management decision. And that would be by doing, you know, multi-year studies that showed that these exact habitats that are being used for mitigation can support cattle while promoting the diversity of native species.</p>	<p>The grasslands on Tejon Ranch have been grazed by cattle for approximately 150 years continuously. (Draft EIR, Section 3.0 Environmental Setting, pages 3-1, 3-4) It is not possible to know the exact effects the cattle grazing has had on the pre-grazed habitat in this area due to lack of data on the pre-grazed plant and wildlife composition and habitat condition. It has been speculated that California's grassland invasion by non-native weedy plant species may have occurred whether cattle grazed in the region or not due largely to out-competition for</p>

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		<p>And so I don't know what has been done so far in that, necessarily. But I would propose that as a -- as a course of action going forward. So a detailed scientific study that ensures that that is the right management regime for those mitigation lands.</p>	<p>resources and greater seed production.^{34,35,36} While it is not possible to know exactly how cattle grazing on Tejon Ranch affected the vegetation and species composition, it is reasonable to speculate that due to the length of time which grazing has occurred on these lands, and the consistent management regime, the species composition, cover, and species richness of the grassland is likely in a stable state, and the forces/pressures cattle exert on the land is not greatly fluctuating. The grazing management regime on the ranch has been season-long "continuous" grazing which is solely tied to the availability of plant material for forage on the site (not species specific). The intensity and duration of grazing in any particular area of the Centennial site or surrounding Tejon lands, including areas within the Project's Mitigation Preserve, has consistently fluctuated from year to year and month to month dependent on availability of forage. Forage availability, as expected, is closely correlated with weather conditions, particularly precipitation quantity and timing, which consistently fluctuates from year to year within a relatively predictable range which include periods of drought.</p> <p>As with all existing grasslands in California, the grasslands on the Ranch are comprised of a mosaic of non-native invasive species and natives. Exotic invasive species include wild oats (<i>Avena</i> spp.), annual grasses such as red brome (<i>Bromus madritensis</i> subsp. <i>rubens</i>) and ripgut brome (<i>Bromus diandrus</i>), and forbes such as round-leaved fillaree (<i>Erodium cicutarium</i>), and black mustard (<i>Brassica nigra</i>) (Draft EIR pages 5.7-40 and -41). Native species include perennial bunchgrasses such as needle grass (<i>Stipa</i> spp.) and one sided blue grass (<i>Poa secunda</i>) as well as native forbs such as lupine (<i>Lupinus</i> spp.) (Draft EIR pages 5.7-40 and -41). Some remnant patches contain high native cover and species diversity, while most areas are dominated by non-natives and contain very little native cover or species diversity (<i>Id.</i>, pages 5.7-25 through 5.7-28).</p> <p>There is great interest in California to restore grassland areas to a composition that more closely resembles a pre-European contact condition. The overall goal in grassland restoration is generally to reduce cover of non-native invasive annual grasses while increasing cover and species diversity of native species. Grazing is often proposed as a cost-effective option for weed control on rangelands. Grazing can be employed</p>

³⁴ Heady, H.F. 1977. Valley grassland. Pages 491–514 in M.G. Barbour and J. Major, eds., *Terrestrial Vegetation of California*. Wiley, New York.

³⁵ Bartolome, J.W., and B. Gemmill. 1981. The ecological status of *Stipa pulchra* (Poaceae) in California. *Madroño* 28(3):172–184

³⁶ Murphy, D.D., and P.R. Ehrlich. 1989. Conservation biology of California's remnant native grasslands. Pages 201–211 in L.F. Huenneke and H.A. Mooney, eds., *Grassland Structure and Function: California Annual Grassland*. Kluwer Academic, Dordrecht.

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			<p>as a tool in restoration activities by exerting pressure on invasive annuals while allowing native perennials to mature. Goats, sheep, or cattle are used to effectively “mow” select exotic annual species which are often more palatable to the animal than the native perennials early in the growing season (Stromberg et al. 2007). The foraging preference differs between animals, for instance sheep typically favor forbs, while cattle generally prefer grasses (Stromberg et al. 2007). Non-native annuals can produce a thick layer of “thatch” or mulch that eliminates growing space for native plants. One cow will consume approximately 27 pounds (dry weight) of forage per day, or almost 5 tons of forage per year.³⁷</p> <p>Most research on how grazing may affect California grasslands has been focused on the introduction of cattle to areas devastated by exotic invasive species, and how the native species composition changes over time. However, there is some mention in the literature on the effects of removal or exclusion of cattle from areas that have been grazed long-term, such as Tejon Ranch. One study, which looked at Bureau of Land Management (BLM) grazing allotment known as Bear Creek Unit of the Cache Creek Natural Area in Colusa County, California. The Bear Creek Unit includes 7,360 acres suitable for grazing and consists of a patch-mosaic of annual grasslands, blue oak woodlands, and serpentine chaparral plant communities. Until 2001 the land had been continuously grazed during the growing season. The BLM removed cattle when it purchased the land in 2001 in an effort to enhance native plant cover. In the four years following the cessation of grazing, BLM documented increased invasive weed cover and high accumulations and persistence of vegetative litter (Davy et al. 2015). Grazing was re-introduced to the Bear Creek Unit in 2006. A meta-analysis of existing research on cattle grazing effects on California grasslands concluded that exclusion of cattle from areas previously grazed does not return these areas to native dominant, and in fact exotic plants persist as a major element of the vegetation.³⁸</p> <p>The same meta-analysis concluded that the majority of evidence suggests that properly managed livestock grazing can increase native bunchgrass abundance in California grassland habitats in some situations.³⁹ Much of the research suggests that “prescribed grazing” can lead to increased</p>

³⁷ Barry S., Bush L., Larson S., Ford L. D. 2015. Understanding Working Rangelands, The Benefits of Grazing – Livestock Grazing: A Conservation Tool on California’s Annual Grasslands. University of California Agriculture and Natural Resources. ANR Publication 8517. University of California: Richmond, CA.

³⁸ D’Antonio, C.M., Bainbridge, S., Kennedy, C., Bartolome, J., and Reynolds, S. 2001. Ecology and restoration of California grasslands with special emphasis on the influence of fire and grazing on native grassland species. Unpublished report to David and Lucile Packard Foundation, Los Altos, Calif.

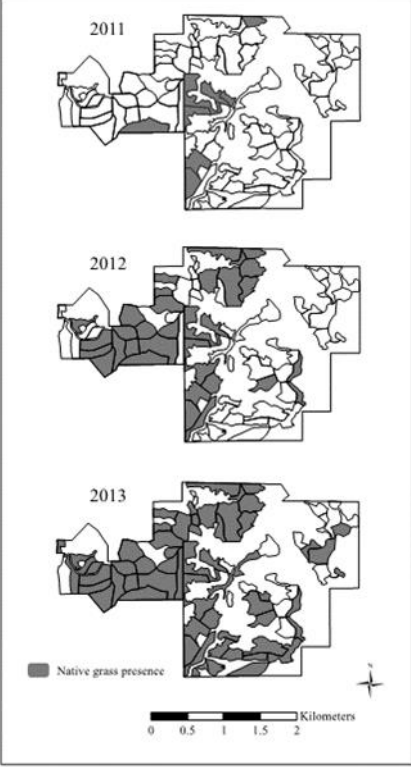
³⁹ Ibid.

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			<p>native cover and diversity. Prescribed grazing refers to the controlled timing (season), frequency, and intensity (animals per acre) of grazing. This controlled management regime protects native plant ecology (of target species) while reducing non-native biomass. For example, a recent study showed that purple needlegrass responds positively to early spring time grazing coupled with reduced grazing during the flowering period.⁴⁰ Additionally, a study on Tom Kat Ranch in Pescadero, California, found that switching from season long continuous grazing to planned or prescribed grazing appears to have facilitated the restoration of native perennial grasses.⁴¹ Grazing on Tom Kat Ranch went from season-long continuous grazing where cattle were often split into multiple herds and left out over large portions of the ranch for several months at a time (providing plants with little rest between grazing periods) to a planned approach where cattle density was increased by putting them in small blocks and moving them quickly through subdivided fields. Grazing lasted one day to one week, providing plants with 70-120 days of rest. Native grass cover remained small (<5 percent) but increased over time from 2011 to 2013 (See Figure 1).⁴²</p>

⁴⁰ Melvin R. George, Stephanie Larson-Praplan, Morgan Doran, Kenneth W. Tate, Grazing Nassella: Maintaining Purple Needlegrass in a Sea of Aggressive Annuals, *Rangelands*, Volume 35, Issue 2, 2013, Pages 17-21, ISSN 0190-0528, <https://doi.org/10.2111/RANGELANDS-D-12-00077.1>.

⁴¹ Henneman C., Seavy N. E. 2014 (December). Restoring Native Perennial Grasses by Changing Grazing Practices in Central Coastal California. *Ecological Restoration*. 32:4.

⁴² *Ibid.*

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			 <p>Figure 1. 74 vegetation survey units with native grasses detected (shaded areas) during vegetation surveys from 2011–2013 at TomKat Ranch, Pescadero, CA.</p> <p>Another study on the impacts of cattle grazing on a coastal California prairie found that native forb species richness and cover were higher in grazed sites. The study also recorded higher exotic annual grass and forb cover on grazed sites (native annual forbs: grazed=29, ungrazed=18; exotic annual forbs: grazed=60, ungrazed 52), and the number of native perennial forb species was higher in ungrazed sites (grazed=83, ungrazed=107). Native grass cover and species richness did not differ in</p>

Testimony No.	Environmental Topic	Testimony	Response to Testimony
			<p>grazed and ungrazed sites.⁴³ This research highlights the fact that grazing can be beneficial to some native guilds, but also may have negative consequences for others. It can be concluded that a site-specific, adaptive approach to grassland management is likely to result in a net benefit to native grasslands.</p> <p>It should be noted that the level of grazing, both intensity and duration, is expected to decrease as a result of the Project. Because all of the lands within the Mitigation Preserve are currently grazed, the continuation of grazing, as directed by results of long term biological monitoring, is expected to be approximately the same. As mentioned previously, the existing conditions of the grasslands on the Project site and the Mitigation Preserve is largely due to the effects of grazing and that condition is considered special and worthy of protection and mitigation for losses as described in the Draft EIR (pages 5.7-158 through 160). The proposed approach to grazing for the benefit of grassland values, therefore, is expected to be similar to the past grazing regime to ensure current conditions persist. Substantial changes in the grazing regime would be considered risky due to the unknown outcome and potential challenge of returning to current conditions in the event of a reduction in nativeness resulting from such changes. Adaptive management is instead expected to implement small changes over long periods of continued monitoring. The reduction in the level of grazing is strictly due to the removal of approximately 7,453 acres of grazing lands within the project development areas.</p>
<i>Elena Bowman</i>			
RPC-232	Introduction	My name is Elena Bowman, and I am a botanist and part of CMPS, San Gabriel Valley. But I'm here also as a private citizen.	Thank you for your participation in this public process. The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and no further response is required.
RPC-233	Housing	I do understand the need of new housing very much. But it seems to me that this project is the most possible worse area considering the fire hazard, the Valley Fever, the earthquake fault zone, the air quality that was discussed.	The Commenter's opinion with regard to Project location is noted, was heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration. The EIR thoroughly analyzes potential Project-related impacts in areas identified by the Commenter and identifies mitigation measures to reduce impacts to the greatest extent feasible. See Draft EIR, Section 5.3 with regard to fire hazard, 5.11 with

⁴³ Hayes G. F., and Holl. K. D. 2003 (December). Cattle Grazing Impacts on Annual Forbs and Vegetation Composition of Mesic Grasslands in California. Conservation Biology. Pages 1694-1702. No 6. University of California Santa Cruz: Santa Cruz, CA.

Testimony No.	Environmental Topic	Testimony	Response to Testimony
			regard to Valley Fever and air quality more generally, and 5.1 with regard to earthquake fault zones. This testimony does not address the adequacy of the EIR, and no further analysis is required.
RPC-234	Miscellaneous	And, lastly, it seems to be much better to use this money to improve the communities we already have in the area. So that's my comment.	The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and no further response is required.
RPC-235	Conclusion	I wish you could get the same excitement in improving what we have instead of putting the excitement in building something new and futuristic like this in this scale that we have.	The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and no further response is required.
RPC-236	Greenhouse Gas	And also I think the Zero-Net idea is unattainable. Thank you.	The Commenter's opinion is noted, was heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration. With regard to this comment's reference to "net zero ideas," in the proposed Project development agreement, the Project has made a commitment to achieve a "net zero carbon for the electric sector" standard on all public and private facilities constructed within the Project, which means that carbon emissions created to produce electricity that is consumed within the Specific Plan area will be offset with an equivalent amount of carbon emission reductions that result from quantified greenhouse gas emission reductions as documented over time as part of each application for a tentative tract map. The Commenter provides no evidence to support its assertion that this commitment is unattainable, and this testimony does not specifically address the adequacy of the EIR. No further response is required.
Marta Segura			
RPC-237	Introduction	Good morning, everyone. My name is Marta Segura. And I'm currently with the -- I am the Southern California Engagement Director for the Center for Biologic Diversity. But I was the Planning Commissioner under Mayor Garcetti for about three years. I'm going to talk about how equity for L.A. County is incompatible with the financialization of our public resources and specifically the Centennial Development.	Thank you for your participation in this public process. The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and no further response is required.

Testimony No.	Environmental Topic	Testimony	Response to Testimony
RPC-238	Public Services	Scarce County resources should not fund a new city in L.A. County where there is no existing infrastructure -- for example, no schools, parks, fire department, law enforcement -- especially in an area prone to wildfires. Our limited public resources should instead go toward equitable revitalization of existing communities in L.A. County, like where I live in District 1 -- South Los Angeles. We should not undermine the fiduciary duty and commitment we have already made to those shouldering the cost of crumbling infrastructure and the loss of affordable housing.	The Commenter's preference for revitalization of existing communities is noted, was heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration. With regard to Project independence and fiscal impacts on other communities, please see Response to Testimony RPC-167.
RPC-239	Miscellaneous	Also a recent New York Times expose stated that America is facing a crisis over its crumbling water infrastructure and fixing it will be a monumental and expensive task. Two powerful industries -- plastic and iron -- are locked in a lobbying war over the estimated 300 billion that local governments will spend on water and sewer pipes over the next decade. And that's just for the broken system, not for any new systems.	This testimony was heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. With regard to Project independence and fiscal impacts on other communities, please see Response to Testimony RPC-167. This testimony does not address the adequacy of the EIR, and no further response is required.
RPC-240	Miscellaneous	It is a battle of titans raging just inches beneath our feet. And somehow L.A., in its wisdom, is considering not fixing what's broken, but creating a profit for those Titans. Our funds should be about improving existing communities and building infrastructure; right? Squandering millions of our tax dollars in the creation and maintenance of a new city violates our public trust and possibly fiduciary duty, and it will create unintended consequences.	The Commenter's preference for revitalization of existing communities is noted, was heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration. With regard to Project independence and fiscal impacts on other communities, please see Response to Testimony RPC-167.
RPC-241	Sprawl	Has California not learned its lesson about urban sprawl?	The Project does not constitute urban sprawl. Rather, the Project has been situated and designed to promote regional "smart growth" planning principles established by the Southern California Association of Governments (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy and the County's Antelope Valley Area Plan (AVAP) for the purpose of sustainably accommodating regional growth projections in a manner that reduces criteria air pollutant and greenhouse gas emissions and promotes public health while protecting

Testimony No.	Environmental Topic	Testimony	Response to Testimony
			regional open space, Sensitive Ecological Areas and agricultural areas consistent with the AVAP's Rural Preservation Strategy. For further discussion, please see the Final EIR, response to Comment F.8-20.
RPC-242	Public Services Utilities	We respectfully ask you not to approve entitlements for hedge fund managers and banks while we have crumbling infrastructures, schools, and water pipes, especially in places like Compton, where the water is brown and there aren't funds enough to build new sewage or water distribution pipes to clean the mess that has been made from neglect of our public leaders in the past. We could put more folks to work in the urban core if we funded these projects -- like those that live in Compton, Maywood and other regions that lack resources and capacity to figure out how to resolve their water issues.	The Commenter's preference for revitalization of existing communities is noted, was heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration. With regard to Project independence and fiscal impacts on other communities, please see Response to Testimony RPC-167.
RPC-243	Miscellaneous	Tejon's investors are trying to get the County leaders to give them entitlements for Centennial to financialize and profiteer the land assets. Why? So that they can then sell off to the highest bidder. The profits from Centennial will go to Tejon's Wall Street investors, not to our community. That money will leave our county to line the pockets of billionaires, and it's like we are subsidizing the creation of more wealth of the all ready too rich at the expense of the L.A. County taxpayer and the California taxpayer.	The Commenter's opposition is noted, was heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration. With regard to Project independence and fiscal impacts on other communities, please see Response to Testimony RPC-167. This testimony does not address the adequacy of the EIR, and no further response is required.
RPC-244	Traffic	Also, I don't want to be fooled or any of us to be fooled that highway 38 is an expansion and will exist regardless of whether this development is created. This development will create the demand for highway 138 at an expense of \$830 million. This highway will only be in demand if this city is built. We already have over 60 crumbling roads and bridges that need repair in California to just waste on a new one we don't even need.	With regard to the relationship between the Project and the Northwest 138 Improvement Project, please see response to Comment ADD-F.10-5.

Testimony No.	Environmental Topic	Testimony	Response to Testimony
RPC-245	Conclusion	<p>There is nothing sustainable about this Development. Tejon Centennial is not a solution for our regional housing shortage. Housing must be in close proximity to existing jobs and communities and under-utilized schools</p> <p>...</p> <p>-- and under-utilized schools, not something that's 65 miles north of our L.A. urban core.</p> <p>Thank you so much.</p>	<p>The Commenter's preference for an alternative location is noted, was heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration. The Project has been sited and designed to promote regional "smart growth" planning principles established by the Southern California Association of Governments (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy and the County's Antelope Valley Area Plan (AVAP) for the purpose of sustainably accommodating regional growth projections in a manner that reduces criteria air pollutant and greenhouse gas emissions and promotes public health while protecting regional open space, Sensitive Ecological Areas and agricultural areas consistent with the AVAP's Rural Preservation Strategy. For further discussion, please see the Final EIR, response to Comment F.8-20.</p>
Suni Dodson			
RPC-246	Introduction	<p>I'm Suni Dodson. I'm here representing the California (unintelligible) Society of Los Angeles, Santa Monica Chapter. And I'm also here as a private citizen.</p> <p>I think we have had many distinguished scientific speakers already commenting against this project. So I won't try to beat that to death. I think you know the issues.</p>	<p>Thank you for your participation in this public process. The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and no further response is required.</p>
RPC-247	Miscellaneous	<p>I think, to me, there are many, many overriding considerations for you not to approve this project -- the lack of water, the harm to the ecology, the extremes of the environment where this development is proposed to be built. That's in the far western Mojave Desert. That is already not that bike-able, walkable community you're building there. Its hot and windy in the summer, cold and windy in the winter. So it's disingenuous to say you're building up a bike-able -- that everybody's going to be biking to school. That's just not possible.</p>	<p>The EIR recognizes that the Project site sometimes experiences high wind events. (Draft EIR, pages 5.11-23, 5.3-17.) The Commenter's opinion that this will have a widespread effect on residents' behavior, and the Commenter's overall opposition to the Project, has been heard by the Regional Planning Commission and Board of Supervisors. This testimony does not address the adequacy of the EIR, and no further response is required.</p>

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RPC-248	Miscellaneous	The lack of public transportation -- this is not the answer to Los Angeles County's housing shortage -- building a huge development out in the middle of nowhere. That -- who is going to pay for this to sustain this community? Yes. They'll build it. But then the taxpayer is going to be sit there with the bill to keep all of those -- all of that infrastructure running for the future.	With regard to transit connectivity, please see Response to Testimony RPC-126 With regard to the Project's independence and fiscal impact on other communities, please see Response to Testimony RPC-167.
RPC-249	Miscellaneous	Of course, it's going to destroy irreplaceable habitat. And the Greenhouse Zero -- Net-Zero thing, it's smoke and mirrors. You really have to closely examine all of that data -- re-examine it because you can say all you want that it's sustainable. It is not. Thank you very much.	The Commenter's opinion with regard to the Project's net zero commitments was heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. The County has thoroughly examined all available Project-related data relevant to the Project's sustainability. This testimony does not address the adequacy of the EIR, and no further response is required.
Hester Bell			
RPC-250	Introduction	Hello. My name is Hester Bell. I live in District 5 of Los Angeles County. And I would like to focus on two words -- "Regional Planning." You have enormous responsibilities here. And I can tell from the two projects you're reviewing today that you take your responsibilities very seriously. I'd like to contrast those two projects.	Thank you for your participation in this public process. The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and no further response is required.
RPC-251	Miscellaneous	The West Carson Project is addressing and considering problems that exist in an existing community with providing transportation and housing near a major medical facility.	The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and no further response is required.
RPC-252	Miscellaneous	The Centennial Project is not addressing problems. It's creating problems. It is a boondoggle. Centennial is a Boondoggle, and it is going to create problems in -- with water usage, with air pollution, with transportation and transport of people and goods and services. And it, most particularly, is a boondoggle in terms of utilization resources. It's an extraordinarily poor way for Los Angeles County to use its important	The Commenter's opposition to the Project was heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. With regard to water supplies, please see Draft EIR, Section 5.18, Water Resources. With regard to air quality, please see Draft EIR, Section 5.11, Air Resources. With regard to traffic, please see Draft EIR, Section 5.10, Traffic, Access, and Circulation. With regard to the Project's independence and fiscal impact on other communities, please see Response to Testimony RPC-167.

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		resources in providing for its citizens. And it will be a burden on Los Angeles County, not a benefit to Los Angeles County. Thank you.	
Cliff McQueen			
RPC-253	Biology	Good afternoon. I'm Cliff McQueen. I'm a resident of District 1, and I am the President of the San Gabriel Mountains Chapter of the California Native Plant Society. And we in CNPS are concerned about the impacts of Centennial on the unique flora and fauna at the Centennial site.	Thank you for your participation in this public process. The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. The Commenter's concerns are noted. This comment does not address the adequacy of the EIR, and no further response is required.
RPC-254	Biology	And you've heard all about the convergence of the ecosystems here. I won't go into that any further. But the corridors that are there for the wildlife are really important in Southern California. And we at CNPS want to preserve that as much as possible.	The Commenter's preference for preservation of the Project site is noted, was heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration. The EIR appropriately analyzes potential impacts to habitat connectivity, and the Project design and mitigation would ensure less than significant impacts. For further discussion, please see Response to Testimony RPC-133.
RPC-255	Housing	We know that the L.A. County population is growing and the additional people need housing somewhere. But we think that Centennial is the wrong place to build for all the reasons you've been hearing about.	The Commenter's opinion is noted, was heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration. The County notes that the Project has been situated and designed to promote regional "smart growth" planning principles established by the Southern California Association of Governments (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy and the County's Antelope Valley Area Plan (AVAP) for the purpose of sustainably accommodating regional growth projections in a manner that reduces criteria air pollutant and greenhouse gas emissions and promotes public health while protecting regional open space, Sensitive Ecological Areas and agricultural areas consistent with the AVAP's Rural Preservation Strategy. For further discussion, please see the Final EIR, response to Comment F.8-20.
RPC-256	Greenhouse Gas	In addition to the environmental damage it would do, it would be a major setback for the significant progress that L.A. County has made and continues to make towards its goals towards reducing greenhouse gases and smog creating particulate matter in the air. And this is because of the six hundred -- up to 600 million vehicle	The Commenter vastly overstates the estimated annual Project vehicle miles traveled ("VMT"). The Centennial Specific Plan Traffic Study includes both a regional VMT and trip length comparison (in 2035, a 1,921,599-mile net increase in VMT with the project, as opposed to without), and a Project VMT and trip length summary (3,724,006 total Project VMT, with average external trip length of 45.9 miles). (Draft EIR, Appendix 5.10-A, page 3.9.) The County also disagrees with the

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		miles every year that would be driven by commuters to other L.A. County communities.	Commenter's characterization of the Project, and note that the Project has been situated and designed to promote regional "smart growth" planning principles established by the Southern California Association of Governments (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy and the County's Antelope Valley Area Plan (AVAP) for the purpose of sustainably accommodating regional growth projections in a manner that reduces criteria air pollutant and greenhouse gas emissions and promotes public health while protecting regional open space, Sensitive Ecological Areas and agricultural areas consistent with the AVAP's Rural Preservation Strategy. For further discussion, please see the Final EIR, response to Comment F.8-20.
RPC-257	Land Use	We believe there are better places to accommodate population growth than the Centennial proposed site, such as the one we heard about this morning, which is true infill.	The Commenter's opinion is noted, was heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration. The County notes that the Project has been situated and designed to promote regional "smart growth" planning principles established by the Southern California Association of Governments (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy and the County's Antelope Valley Area Plan (AVAP) for the purpose of sustainably accommodating regional growth projections in a manner that reduces criteria air pollutant and greenhouse gas emissions and promotes public health while protecting regional open space, Sensitive Ecological Areas and agricultural areas consistent with the AVAP's Rural Preservation Strategy. For further discussion, please see the Final EIR, response to Comment F.8-20.
RPC-258	Water Supply	I have another question or concern. I've heard questions about the adequacy of the water for the Centennial users. And we've heard that the aqueduct goes through the Tejon property and they have heritage water rights enough for the community and that they've been selling these rights to other communities. But what happens when this water is no longer available to the other communities because it's being used in Centennial? What will those people do that had been buying the water? I'm concerned that the County will be setting up for a future water crisis if Centennial is permitted to be built. I'd like to hear an answer to the question about that and who that water is going to now and what happens to	This testimony suggesting that the occasional, temporary, and time-limited provision of certain of the water supplies secured by the Tejon Ranch Company (TRC) the Centennial Project (Project) for agricultural purposes in the San Joaquin Valley could adversely affect the short-term water users is inaccurate. As discussed on page 5.18-62 of the Project Environmental Impact Report (EIR), in 2008, the TRC acquired the rights to approximately 1,451 acre-feet per year (afy) of State Water Project (SWP) Table A Amounts held by the Tulare Lake Basin Water Storage District (Tulare Lake). In 2010, TRC also acquired the rights to approximately 1,993 afy of SWP Table A Amounts held by the Dudley Ridge Water District (Dudley Ridge). The transfer agreements are included in Appendices L and K of Draft EIR Appendix 5.18-A. In 2012, TRC and AVEK executed an assignment and import agreement under which the Tulare Lake and Dudley Ridge Table A Amounts were transferred to AVEK in accordance with SWP system rules and regulations. AVEK agreed to import the supplies for Project use, subject to cost reimbursement and the provision of five percent of the imported

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		those people when that water is being used by Centennial.	<p>amounts for agency use. The AVEK-TRC agreement is included in Appendix 5.18-E of the Draft EIR.</p> <p>Until required for Project use, subject to SWP system rules and regulations and the AVEK-TRC agreement, TRC has the right to contract with and make these supplies available to other users prior to Project approval and Project demand for these supplies. Since the Dudley Ridge and Tulare Lake water supplies were acquired, TRC has contracted to sell certain of the supplies on a temporary basis for San Joaquin Valley agricultural uses. The provision of any such water has been made subject to specific contract termination provisions and without any express or implied expectation that the supplies would be available after the applicable termination date. Agricultural demand for short-term, finite and temporally-limited water supplies from TRC is variable over time.</p> <p>The temporary, short-term provision of Dudley Ridge or Tulare Lake supplies acquired for Project use prior to Project approval and demand has no long-term effect on the sustainability of any agricultural operations in California. The water supplies, if purchased at all, at most provide a short-term water source that is not intended to and cannot in fact support long-term agricultural activities in the state due to the extremely limited duration of each supply contract and the state overwhelmingly more substantial agricultural water supply problems due to new laws and regulations. In 2014, the state enacted the Sustainable Groundwater Management Act (SGMA), which requires that almost all of the San Joaquin Valley (and other locations within the state) be managed to ensure that groundwater extractions avoid groundwater overdraft and other adverse results as defined in the statute (see California Water Code Sections 10720 <i>et seq.</i>). Where applicable, sustainable groundwater management plans must be adopted in 2020 or 2022. Recent published reports indicate that the San Joaquin Valley groundwater extraction deficit that SGMA must address ranges from approximately 2 million afy⁴⁴ to 3 million afy.⁴⁵ Based on a 3 million afy groundwater deficit, as much as 1.2</p>

⁴⁴ See E. Hanak et al., Replenishing Groundwater in the San Joaquin Valley, Public Policy Institute of California, April 2018, <http://www.ppic.org/wp-content/uploads/r-0417ehr.pdf>, accessed July 2018.

⁴⁵ See California Irrigation Institute, 2017 Conference, Session II, Implications of Decreased Agricultural Irrigated Acres, presentation on SGMA and California Dairy Industry- Final, January 30, 2017, <http://www.caii.org/wp-content/uploads/2017/02/SGMA-and-California-Dairy-Industry-Final.pdf>, accessed July 2018.

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			<p>million acres of California agriculture in the San Joaquin Valley is at risk of retirement and fallowing.⁴⁶</p> <p>The California Irrigation Institute is the oldest independent forum on irrigation and water in California. The primary purpose of the institute is to host an annual conference on California water issues, water use efficiency, water quality and surface and groundwater management. The conferences feature leading water industry experts, government agency heads, water district managers, innovative farmers and vendors with leading water saving products. The sessions aim to discuss research results and practical field experience. The 2017 annual conference included a panel discussion of the potential for decreased agricultural irrigated acreage as a result of SGMA and the concurrent lack of replacement water, including surface supplies that have been adversely affected by drought, and regulatory requirements and potentially decreased winter snowpack depths. One of the panelists summarized the effects of SGMA as follows:</p> <p>SGMA will have a dramatic effect on future land use decisions. There will be significant fallowing of agricultural land to achieve [the legislation's requirement of] "sustainable yield". Economics will dictate what remains in production. It is anticipated that larger, highly capitalized farming operations will purchase and fallow water right lands and accept this as a cost of doing business. Water will become very expensive and scarce. Water application will become extremely efficient. Larger vertically integrated operations will fund environmental water banks, whose role will be the acquisition of lands with water rights and fallow to enable the water bank depositor to keep their land base in production. Most likely we will see the reduction/loss of field crops and forages such as corn and alfalfa. High return on investment crops such as grapes, almonds, pistachios and citrus will replace other field crops and forages.⁴⁷</p> <p>Consequently, California agricultural operators are currently facing significant and unprecedented potential water supply issues related to</p>

⁴⁶ See E. Hanak et al., Replenishing Groundwater in the San Joaquin Valley, Public Policy Institute of California, April 2018, <http://www.ppic.org/wp-content/uploads/r-0417ehr.pdf>, accessed July 2018; California Irrigation Institute, 2017 Conference, Session II, Implications of Decreased Agricultural Irrigated Acres, presentation on SGMA and California Dairy Industry- Final, January 30, 2017, <http://www.caii.org/wp-content/uploads/2017/02/SGMA-and-California-Dairy-Industry-Final.pdf>, accessed July 2018.

⁴⁷ California Irrigation Institute, 2017 Conference, Session II, Implications of Decreased Agricultural Irrigated Acres, presentation on SGMA and California Dairy Industry- Final, pages 3-4, January 30, 2017, <http://www.caii.org/wp-content/uploads/2017/02/SGMA-and-California-Dairy-Industry-Final.pdf>, accessed July 2018.

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			SGMA compliance alone that will likely affect hundreds of thousands of acres of farmland in the near future. TRC's provision of temporary, short-term water supplies that were specifically acquired and transferred to AVEK for Project use has no effect on the long-term sustainability and operation of agriculture within the state. As described in more detail in Section 5.18 of the Draft EIR, all of these supplies will be utilized by to meet Centennial demand after the Project is approved.
RPC-259	Development Agreement	I have one other warning here for a problem that has happened in many long-term development projects with environmental promises made in writing with good intentions is that very often, after a few years, there's nobody around who is there to check and make sure that the developer has done all the things that they planned to do and continues to do the maintenance that is required by their agreements. And who is it that's going to be there to ensure that those agreements are continued to be followed? And that's a major responsibility the County will have. And it's difficult to do. Thank you.	The Commenter's concern is noted, was heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration. Mitigation requirements imposed on the Project are laid out in the EIR and the Project's Mitigation Monitoring and Reporting Program, as are the ongoing monitoring and implementation responsibilities for all parties. See Final EIR, Appendix 2.0-C.Rev for more details. The Development Agreement also contains binding requirements and enforcement provisions.
Gabby McQueen			
RPC-260	Introduction	I'm Gabby McQueen. And I'm a resident of Los Angeles County, unincorporated area. And I'm also a CNPS member. But I also care for, not just habitat and beautiful flowers and all the benefits that nature provides us, but I care about the people that need the housing. And your job is to make sure that people get adequate housing.	The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. The Project provides housing. This comment does not address the adequacy of the EIR, and no further response is required.
RPC-261	Geology Hazards	And what this project proposes is to put 60,000 people on top of earthquake faults in an area that has very high -- extremely high winds. And they will have fires because fires -- most fires come from human activity. And you put 60,000 people there, there are going to be fires, and they are going to be unstoppable. And like the other one -- other person mentioned -- the Valley Fever.	The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. The Commenter's opposition to the Project is noted. With regard to fire hazard, please see Response to Testimony RPC-309. With regard to faults and seismic hazard, see Response to Testimony RPC-193. With regard to Valley Fever, please see Response to Testimony RPC-321.

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		So putting 60,000 people in those areas with those risks I don't think is a good idea. And for that alone, you -- I would advise you that you don't approve the project.	
RPC-262	Biology	On top of that, what you give up is just horrific. It's a beautiful environment that all Californians benefit from. To have open space, to have these wildflowers displayed, to have the biodiversity benefits all of the people, not just the investors.	The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. The Commenter's opposition is noted. This comment does not address the adequacy of the EIR, and no further response is required.
RPC-263	Population/ Housing Traffic	So please, I would really love to see that you reject the Project and put your attention to providing housing where it is needed -- near jobs where there is no -- where there is already transportation and we don't have to create more impacts with creating more gas emission with all that traffic.	The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. The Commenter's opposition is noted. The County notes that the Project has been situated and designed to promote regional "smart growth" planning principles established by the Southern California Association of Governments (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy and the County's Antelope Valley Area Plan (AVAP) for the purpose of sustainably accommodating regional growth projections in a manner that reduces criteria air pollutant and greenhouse gas emissions and promotes public health while protecting regional open space, Sensitive Ecological Areas and agricultural areas consistent with the AVAP's Rural Preservation Strategy. For further discussion, please see the Final EIR, response to Comment F.8-20. This comment does not address the adequacy of the EIR, and no further response is required.
RPC-264	Greenhouse Gas Traffic	That Zero-Gas emission to me does not make sense because I can't believe that they would have considered the traffic to and from jobs and housing that will ensue. If they make enough jobs for the housing in three years, what happens in those three years? People need to go to jobs and -- otherwise, they can't pay for the houses. And then you'll have a community that's dead. So -- ... -- that's it.	Contrary to this comment's claim, the Project is not proposing a "Zero-Gas emissions" program. Rather, as part of the Project's proposed development agreement with the County, the Project has committed to achieving a "net zero carbon for the electric sector" standard on all public and private facilities constructed within the Project, which means that carbon emissions created to produce electricity that is consumed within the Specific Plan area will be offset with an equivalent amount of carbon emission reductions that result from quantified greenhouse gas emission reductions as documented over time as part of each application for a tentative tract map. With respect to the Project's projected jobs-housing balance, the Project's land use plan is projected to provide an estimated jobs/housing ratio of 1.22 through the development of commercial and business park uses on the site, thus positively contributing to the attainment of the AVAP's targeted jobs-to-housing ratio. As explained in Draft EIR Section 5.9.3 (pages 5.9-18 through 5.9-22, and 5.9-29 through 5.9-30), such Project-specific projections are based on regional

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			employment growth projections published by the Southern California Association of Governments (SCAG), which SCAG adopted as part of its 2012 and 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) planning documents. This comment's assertion that people need jobs in order to pay for housing is noted, has been heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for their consideration.
Kathy Metz			
RPC-265	General Opposition	<p>Good afternoon. My name is Kathy Metz. I'll be short.</p> <p>I'm just here to say that I oppose the Centennial Project. And I really believe that we should protect this really vital and beautiful landscape and ecosystem.</p> <p>Thank you.</p>	<p>Thank you for your participation in this public process. The Commenter's opposition to the Project was heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and therefore no further response is required.</p>
Roselyn Helfant			
RPC-266	Introduction	<p>Hi. My name is Roselyn Helfant. I'm a resident of the Third District of L.A. County. I have a degree in environmental studies with an emphasis in environmental assessment. And I grew up in Simi Valley, California, where I had the opportunity to really see firsthand the effects of sprawl.</p> <p>I believe that this development is -- is beyond its capacity to be sustainable even with the mitigations and concessions made by the developer.</p>	<p>Thank you for your participation in this public process. The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. The Commenter's opposition is noted. This comment does not address the adequacy of the EIR, and no further response is required.</p>
RPC-267	Miscellaneous	<p>In the last decade things have changed considerably in California. Our capacity to sustain this type of sprawl has been reduced in terms of ecosystem sustainability. We've had permanent heatwaves set in, together with severely decreasing water resources. And the fire threat has increased, as well as traffic has increased considerably in Los Angeles County to the breaking point.</p>	<p>The Commenter's opposition to the Project was heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. The County notes that the Project does not constitute sprawl. Rather, the Project has been situated and designed to promote regional "smart growth" planning principles established by the Southern California Association of Governments (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy and the County's Antelope Valley Area Plan (AVAP) for the purpose of sustainably accommodating regional growth projections in a manner that reduces criteria air pollutant and greenhouse gas emissions and promotes public</p>

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		I don't think we have the capacity to support this development as a County, given the other strains -- these other strains on our resources.	health while protecting regional open space, Sensitive Ecological Areas and agricultural areas consistent with the AVAP's Rural Preservation Strategy. For further discussion, please see the Final EIR, response to Comment F.8-20.
RPC-268	Sprawl	Additionally, study after study has shown that the long-term costs of far-flung sprawl in these developments really take our public coffers to the breaking point as well. They become unmanageable for sewer systems, road systems, water systems, energy systems, fire suppression over the long term even with short-term concessions made by developers to help fund these costs.	The Project does not constitute sprawl. Rather, the Project has been situated and designed to promote regional "smart growth" planning principles established by the Southern California Association of Governments (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy and the County's Antelope Valley Area Plan (AVAP) for the purpose of sustainably accommodating regional growth projections in a manner that reduces criteria air pollutant and greenhouse gas emissions and promotes public health while protecting regional open space, Sensitive Ecological Areas and agricultural areas consistent with the AVAP's Rural Preservation Strategy. For further discussion, please see the Final EIR, response to Comment F.8-20. With regard to the Project's fiscal impact on surrounding communities, please see Response to Testimony RPC-167.
RPC-269	Miscellaneous	And they say that these cities can become independent. In fact, a lot of studies have shown that these places that seek to become independent, instead, have huge financial issues and are at risk of financial decay.	With regard to the Project's independence and fiscal impact on surrounding communities, please see Response to Testimony RPC-167.
RPC-270	Infrastructure	So I think that we really need to ensure that our developments are next to current resources, current infrastructure. Other cities have also shown that the costs of developments to counties and cities when they are next to current structure -- infrastructure is much, much less than developments such as this.	The Commenter's preference for infill development was heard by the Regional Planning Commission and will be provided to the Board of Supervisors. The Project Applicant is responsible for infrastructure costs and construction, and the relative public cost of a Project is not an impact on the environment under CEQA. With regard to the Project's fiscal impact, please see Response to Testimony RPC-167. This testimony does not address the adequacy of the EIR, and no further response is required.
RPC-271	Climate Change	And also we're all concerned about climate change. And we want to make sure to reduce any increased impact on climate change. Thank you.	The Commenter's concerns with regard to climate change impacts were heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. The Project has been sited and designed to reduce GHG impacts, as further addressed in Response to Testimony RPC-268 and Final EIR, response to Comment F.8-20. Further, the EIR includes many mitigation measures which would reduce GHG emissions beyond those already inherent in the Project site and land use plans (e.g., balance mix of residential, employment, school, retail, parking and other uses; distributed village core areas with neighborhood serving uses and schools to encourage walking and biking; tertiary

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			wastewater treatment and site-wide reuse of reclaimed water for outdoor irrigation, etc.), and project features included in the Specific Plan (e.g., comprehensive transportation management program to encourage multi-modal transportation and discourage single occupancy offsite automobile commute trips; Green Development Program). The list of mitigation measures in the EIR and the Mitigation Monitoring and Reporting Program (Final EIR, Appendix 2.0-C.Rev), go beyond the GHG reductions mandated by existing laws and regulations. See Final EIR, response to Comment F.8-204, for further details regarding GHG-reducing Project features, Specific Plan requirements, and mitigation measures.
Gavin Pierce			
RPC-272	Introduction	<p>Hello. My name is Gavin Pierce. I'm a board member of the Highland Park Neighborhood Counsel and an Organizer with So. Cal. 350 Climate Action.</p> <p>I actually spent a month in the area on and surrounding Tejon Ranch one summer ago. And while I was there, I was amazed by the beauty of the land that could exist so close to such a massive urban center like our city. You forget that you're in L.A. County. You take a step back into the way that the ground here was before we built upon it. That is to say that it's one of the last glimpses we have of the natural ecosystem of the region Angelenos call home. And we should cherish it.</p>	<p>Thank you for your participation in this public process. The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and no further response is required.</p>
RPC-273	Biology	<p>But it's more than about protecting what's beautiful. If we willing destroy the last remaining wild grasslands in California, with 99 percent of these habitats already erased, we will be forced to take a hard look at who we are as humans by eradicating this refuge -- 5,800 acres for plant and animal species such as bald eagles, mountain lions, and California condors.</p>	<p>Thank you for your participation in this public process. The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. The Project does not eliminate the last remaining grasslands. For further discussion regarding grasslands preservation and mitigation, please see Response to Testimony RPC-323. This comment does not address the adequacy of the EIR, and no further response is required.</p>

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RPC-274	Traffic	Further, the proposed development would result in an additional 75,000 long distance drives per day on our already crowded freeways, jeopardizing city and state emission reduction goals.	Per the Centennial Specific Plan Traffic Study, the Project would result in approximately 75,908 external trips with an average trip length of 45.9 miles. (Draft EIR, Appendix 5.10-A, page 3.9.) However, this is based on traffic model output that does not reflect the many trip reduction measures to be implemented by the Project. (<i>Ibid.</i>) The Commenter's opinion that this jeopardizes Los Angeles and state emission reduction goals has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. However, the County disagrees with this assertion, noting that the Project has been sited and designed to meeting regional and state goals, including with regard to pollutant emissions and greenhouse gas emissions reductions. Please see Final EIR, response to Comment F.8-20 for more information.
RPC-275	Public Services Infrastructure	And, lastly, my opposition to Centennial is about more than the value of the life on the land there. It's also about the value of the lives of residents in L.A. County right here. The costs associated with this Project to fund new public services -- such as schools, fire departments, transit rails -- cannot be justified when there's an urgent need for funding elsewhere. We have a homeless crisis, we have drastically under-funded schools and we have infrastructure that needs support. There is work to do here in L.A. and surrounding cities -- very urgent work that needs to be resolved before we even consider putting mounds of funding into new ventures.	The Commenter's preference for revitalization of existing communities is noted, was heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration. With regard to Project independence and fiscal impacts on other communities, please see Response to Testimony RPC-167.
RPC-276	Conclusion	In closing, I would just like to thank the Board for hearing me, and I'd also like to urge you to reject this Project. Please think about the people. Please think about the climate goals of the city and state. And please think about the dire need to address current crises before we consider new and unnecessary expansions. Thank you.	The Commenter's opposition to the Project has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and therefore no further response is required.

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Ankur Patel			
RPC-277	Introduction	<p>My name is Ankur Patel.</p> <p>Who owns the world? Who owns the earth? No person, no Planning Commission. But you have an important say in how this important piece of land is used into the future.</p> <p>I apologize for my earlier editorial comments with respect to the Board. It is hot -- right? -- economically, politically, the atmosphere -- what is going on.</p>	<p>Thank you for your participation in this public process. The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and no further response is required.</p>
RPC-278	Population	<p>And, again, what you decide here with these 20,000 units -- right? -- 60,000 people -- maybe more, maybe less, depending on if they're five bedroom or three bedroom -- \$500,000 units or \$1.5 million units. There's a whole range that hasn't been detailed out.</p>	<p>The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and no further response is required.</p>
RPC-279	Miscellaneous	<p>The 20-year building plan, as Staff said, it's on their hypothesis. Right now they don't have the details on what CDEV, a Wall Street traded company, is going to design.</p>	<p>The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and no further response is required.</p>
RPC-280	Miscellaneous	<p>I appreciate my Commissioner, Mr. Modugno on behalf of Supervisor Kathryn Barger, clearly stating that this is going to be postponed because these details have not been discussed. The exhibits in process of preparation.</p> <p>There are so many details that my colleagues, my friends, other people have brought up. You cannot ignore -- you cannot ignore the range of testimony. And you cannot ignore their campaign contributions on this other side. I understand that. There's a political atmosphere that we're looking at. As appointed Commissioners, we represent voters. We represent people. We represent citizens who are here in good faith with public consciousness to preserve our land, our planet, and the species, and all these other things that</p>	<p>The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and no further response is required.</p>

Testimony No.	Environmental Topic	Testimony	Response to Testimony
		<p>are going on. That's why there are so many people in this room today.</p> <p>And you have the ability to charter a city -- a city; right? This is so dramatic -- potentially beautiful. But where is it -- why is it there?</p>	
RPC-281	Public Services Traffic	<p>We touched on education. And I'll give you one paramount example of Porter Ranch. The way that the phase developed and when schools are going to be lined in there -- again, the developer hasn't laid out three bedroom, four bedroom, five bedroom. How did that affect the population of the students. How many schools need to be built -- k through 12 -- over what period of time? Transportation is evolving. There's so many different details there. But this deserves more hearing.</p>	<p>With regard to the provision of school sites as part of the Project, the Project Applicant has consulted with applicable school districts concerning the numbers and location of school sites required for the expected Project residents. Draft EIR Section 4.0, Project Description, includes multiple school sites based on current student generation rates for residential households when the Draft EIR was prepared. The ultimate sizing of school sites would depend on further consultation with the school districts with regard to necessary inter-district transfers, the grade breakdown for students attending the schools, the implementation of school size reduction efforts, building layout and configuration needs, and the outdoor facility needs for each school. (Draft EIR, Section 5.15, Education, pages 5.15-17, -19.) The final designation of school sites for the Project will be completed with each future tract map, ensuring appropriate size and availability of schools to serve Project residents. (<i>Id.</i>, page 5.15-18.)</p>
RPC-282	Miscellaneous	<p>And, again, your -- I feel that you're listening to us. I appreciate it. I could spend my remaining 40 seconds addressing just the Commission, the audience, the few people who may be listening on public broadcast or however that is.</p> <p>But I know building houses is part of the solution. You have un-housed people; right? There's a homeless crisis. The framing of the conversation is so important. How does this development play in the broader aspects of humanity? We're voters. We're here to help bring the voice of the rational citizen. You know you can't approve this as it is. You're at the fulcrum of power and how this vote goes down and what that means for the future.</p> <p>My name is Ankur Patel. Thank you.</p>	<p>The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and no further response is required.</p>

Testimony No.	Environmental Topic	Testimony	Response to Testimony
J.P. Rose			
RPC-283	Introduction	Good afternoon, Commissioners. My name IS J.P. Rose. And I am an attorney with the Center for Biological Diversity and resident of the Third District. Approving Centennial would be a boon for Tejon's Wall Street investors, but it would be a bad deal for L.A. County. Tejon's mountain of studies, an army of consultants can't change the fact that Centennial would destroy thousands of acres of irreplaceable wildlands, nor can it change the reality that Centennial would add huge amounts of traffic to our already clogged freeways.	Thank you for your participation in this public process. The Commenter's opposition to the Project was heard in testimony by the Regional Planning Commission and considered and will be provided to the Board of Supervisors for consideration. The EIR thoroughly analyzes and discloses potential Project-related impacts with regard to biological resources (see Draft EIR, Section 5.7), land use (see Draft EIR, Section 5.8), and traffic (see Draft EIR, 5.10), and all feasible mitigation has been incorporated in each impact area, to ensure impacts are reduced to a less than significant level to the greatest extent feasible. This testimony does not specifically address the adequacy of the EIR, and no further response is required.
RPC-284	Housing	Tejon has spun Centennial as a solution to L.A.'s housing shortage. But building 60 miles from L.A. to solve L.A.'s housing shortage is like a doctor trying to cure a person with the flu by amputating her leg. The proposed solution does nothing to fix the problem and will actually make things worse.	The Commenter's opinion was heard by the Regional Planning Commission and will be provided to the Board of Supervisors. However, the County disagrees with the Commenter's characterization of the Project. The Project has been situated and designed to promote regional "smart growth" planning principles established by the Southern California Association of Governments (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy and the County's Antelope Valley Area Plan (AVAP) for the purpose of sustainably accommodating regional growth projections in a manner that reduces criteria air pollutant and greenhouse gas emissions and promotes public health while protecting regional open space, Sensitive Ecological Areas and agricultural areas consistent with the AVAP's Rural Preservation Strategy. For further discussion, please see the Final EIR, response to Comment F.8-20.
RPC-285	Public Health	Studies show that long commutes increase the risk of diabetes, obesity, asthma, and depression. The truth is we need housing close to jobs here in the existing communities, not 60 miles from downtown L.A.	The Commenter's opinion was heard by the Regional Planning Commission and will be provided to the Board of Supervisors. However, the County disagrees with the Commenter's characterization of the Project. The Project has been situated and designed to promote regional smart growth principles and promote public health, as discussed further in Response to Testimony RPC-284. With regard to this comment's concerns regarding the health effects purportedly associated with driving, please see responses to Comments ADD-G.50-3 and ADD-G.50-4. This testimony does not address the adequacy of the EIR, and no further response is required.

Testimony No.	Environmental Topic	Testimony	Response to Testimony
RPC-286	Biology	<p>Tejon will not pay for the damage caused by Centennial. No amount of money can bring back the wildflower fields, and no amount of money will bring back the San Joaquin kit fox and condor and other rare species that we evicted from their habitat.</p>	<p>The Commenter's opinion was heard by the Regional Planning Commission and will be provided to the Board of Supervisors. The County disagrees with the Commenter's characterization of the Project. After thorough and appropriate analysis, the EIR concludes that Project mitigation measures and the preservation of 14,908 acres of grasslands coupled with long-term management through implementation of the Ranchwide Management Plan will sufficiently offset and fully mitigate for impacts on wildflower fields associated with the Project. See Draft EIR, Section 5.7, Biological Resources, and Final EIR, responses to Comments B.4-17, B.4-43, F.3A-19, F.8-119, F.8-123 to F.8-125, and H.21-1 for further discussion of potential impacts to and mitigation to address such impacts to wildflower fields. With regard to San Joaquin kit fox, this species is not present on the Project site and the EIR therefore appropriately concludes that the Project site would have no impact on this species. See Draft EIR, Section 5.7, Biological Resources, for further information. With regard to California condor, the EIR appropriately concludes after thorough analysis that Project impacts would be less than significant, and mitigation requirements would further avoid impacts. For further discussion specific to California condor, see Draft EIR, Section 5.7, pages 5.7-94, -119, and -120 and Final EIR, responses to Comments B.4-20 to B.4-23, and F.8-138 to F.8-143.</p>
RPC-287	Traffic	<p>Nor is Tejon going to pay for the \$830 million freeway that is necessary for it to go forward.</p> <p>Tejon's attorneys told you at the last hearing that the 138 is proceeding with or without Centennial. But Caltrans, in the MTA's own website, indicates that that is inaccurate. Instead, the six-lane freeway will only be built if demand requires. And the only demand up there next to the Angeles National Forest would be Centennial.</p> <p>We already have a \$59 billion backlog of deferred road maintenance in California. And we just had our taxes increased through SB-1 to address that backlog. So why would we approve the creation of a new city that is entirely dependant on building a new billion dollar freeway.</p>	<p>The County acknowledges that per Caltrans, the Northwest 138 Improvement Project will be built in phases as needed or as demand requires, with short-term and mid-term improvements intended primarily to correct existing and potential safety conditions, including operational and safety improvements, such as intersection improvements, shoulder widening, and curve corrections. The corridor currently experiences accident rates double the statewide average, which alone necessitates significant improvements. The substantial majority of the regional employment, household and population supporting the need for the Northwest 138 Improvement Project are related to current and projected regional activities other than Centennial development. Regional transportation plans that were prepared well in advance of the Centennial plan have called for these significant improvements to the State Route (SR) 138 corridor. Consequently, significant portions of the approved Northwest 138 Improvement Project will be implemented irrespective of Centennial. If approved, Centennial will pay for SR-138 roadway improvements that are required to meet the incremental demand generated by the development. For further discussion with regard to the construction of the Northwest 138 Improvement Project in relation to the Centennial Project, please see response to Comment ADD-F.10-5.</p>

Testimony No.	Environmental Topic	Testimony	Response to Testimony
RPC-288	Miscellaneous	Again, Centennial is a great deal for Tejon's Wall Street investors but a bad deal for L.A.	The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. The Commenter's opposition is noted. This comment does not address the adequacy of the EIR, and no further response is required.
RPC-289	Ranch-Wide Agreement	Tejon continues to insinuate that other environmental groups have signed the Ranch-Wide Agreement in support of Centennial. But the Agreement says nothing of the kind. These groups only signed on to the Agreement and agreed not to oppose Centennial in exchange for Tejon agreeing not to develop portions of the ranch.	As noted by the Commenter, signatories to the 2008 Tejon Ranch Conservation and Land Use Agreement ("Ranchwide Agreement" or "RWA") agreed not to oppose four Tejon Ranch development projects, including the Centennial Project, after years of cooperative study and identification of the most appropriate respective locations for preservation and development. Per RWA recitals, "[t]he long-term conservation of Tejon Ranch has been one of the highest priorities" of the signatory organizations, and the agreement "follows many years of scientific analysis of conservation values on Tejon Ranch by TRC and others, including the Resource Organizations. By comprehensively addressing the entire Tejon Ranch, this Agreement avoids fragmentation of many of the environmentally sensitive areas of Tejon Ranch. The conserved lands will be managed in accordance with a comprehensive Ranch Wide Management Plan that will identify the natural resources and conservation values of the conserved lands as well as opportunities to protect, enhance and restore identified resources and values and establish best management practices for continued use of the conserved lands for existing ranch uses." (Final EIR, Appendix 4.7-E, page 2.)
RPC-290	Miscellaneous	Tejon also says that Centennial has been on the books for a very long time. That's true. It was conceived at a time when we did not fully appreciate the cost of such leap-frog development on people, environment, and budgets. But now we do. And Centennial deserves to be in a museum as an excellent example of 20th century spot-style sprawl development.	The Commenter's opinion is noted for the record, has been heard by the Regional Planning Commission, and will be provided to the Board of Supervisors. However, the County disagrees. For an in-depth refutation of the assertion that the Project constitutes "leap-frog" or sprawl development, see Final EIR, response to Comment F.8-20.
RPC-291	Conclusion	Californians are tired of leaders approving more sprawl at the expense of us, our children, and the environment. We're tired of watching California's landscapes and wildlife slip away under the guise of progress. And we're tired of past leaders putting people in harm's way by allowing large-scale development in areas known for extreme wildfire risk.	The Commenter's opposition to the Project is noted, was heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration. However, the County disagrees with the Commenter's assertions. Areas of potential impacts that the Commenter brings up have been thoroughly evaluated and mitigated to the extent feasible. For an in-depth refutation of the assertion that the Project constitutes sprawl, see Final EIR, response to Comment F.8-20. Land use is addressed in Draft EIR, Section 5.8, Land Use, Entitlements, and Planning; traffic impacts are addressed in Draft EIR, Section 5.10, Traffic,

Testimony No.	Environmental Topic	Testimony	Response to Testimony
		<p>The traffic we sit through and the smog we breathe every day is the legacy of past generations of leaders who have failed to the needs of people first.</p> <p>But you can do something historic and unprecedented. You can break that cycle and say no to Centennial.</p> <p>Thank you.</p>	<p>Access, and Circulation; wildfire risks are addressed in Draft EIR, Section 5.3, Hazards and Fire Safety; impacts to wildlife are addressed in Draft EIR, Section 5.7, Biological Resources. This testimony does not address the adequacy of the EIR, and no further response is necessary.</p>
Tom Egan			
RPC-292	Introduction	<p>Good afternoon, Commissioners and Staff. My name is Tom Egan. I'm the California Designated Representative for Defenders of Wildlife. Our members are dedicated to protecting wild animals and plants in the natural community. We employ science, participation, legislative advocacy, litigation, and on-the-ground solutions to impede the loss of biodiversity, habitat alteration, and wildlife loss.</p> <p>I'm a fourth-generation Californian. I've lived, worked, and played in the Western Mojave Desert for almost 30 years. I hold a Bachelor of science in wildlife management. And I have practiced as a professional wildlife biologist in both the public and private sectors for over 34 years.</p>	<p>Thank you for your participation in this public process. The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and no further response is required.</p>
RPC-293	Biology	<p>The Southern Tehachapi mountains, where Centennial would be situated, supports one of the highest areas of biodiversity in the entire Mojave Desert. Here the Tehachapi mountains converge with the coast ranges to the west, San Gabriel mountains to the south, and the Greater Mojave Desert to the west -- or east. It's one of the only places which links the deserts and mountains and the coast. It's part of California's gold. And it's remained relatively intact since Jedediah Smith and John C. Fremont trekked these lands</p>	<p>The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and no further response is required.</p>

Testimony No.	Environmental Topic	Testimony	Response to Testimony
		marveling at grizzly bears, antelope, California condor and vast wildflower fields.	
RPC-294	Biology	<p>I'm here today to voice our opposition to the Centennial Project. Our state has lost too much native wildlife habitat to ill-planned housing development and natural land alteration. Wildlife habitats and travel corridors will be lost as a result of this project. Make no mistake about it.</p> <p>Now, amidst the throes of climate change, these lands also represent, not only our link to the past, but our hope for the future. Now is not the time to sever critical wildlife habitat linkages by permitting massive housing developments like Centennial.</p>	<p>The Commenter's opposition to the Project was heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. However, the County disagrees with the Commenter's characterization of the Project. Project design and mitigation appropriately preserve areas for adequate wildlife movement, as further discussed in Response to Testimony RPC-133. This Project does not specifically address the adequacy of the EIR, and no further response is required.</p>
RPC-295	Biology	<p>This project will further endanger the California condor by impacting critical foraging habitat even though we've spent millions of dollars on the world's largest bird species. It cannot afford to lose any more habitat. Nor can the Tri-colored blackbird, recently listed by the State of California as a threatened species, which nests and forages in the Centennial Project area.</p> <p>This project will reduce our opportunities to recover these unique species. The white-tailed kite, Western burrowing owl and American badger would also lose ground they simply can't afford to lose.</p>	<p>The Commenter's opinions about impacts to California condor, tri-colored blackbird, white-tailed kite, Western burrowing owl and American badger are noted, have been heard by the Regional Planning Commission, and will be provided to the Board of Supervisors. However, the County disagrees and notes that after thorough and appropriate analysis, the EIR concludes that impacts to each of these species would be less than significant or less than significant with mitigation incorporated. For further discussion specific to California condor, see Draft EIR, Section 5.7, pages 5.7-94, -119, and -120 and Final EIR, responses to Comments B.4-20 to B.4-23, and F.8-138 to F.8-143. For further discussion specific to tri-colored blackbird, see Draft EIR, Section 5.7, pages 5.7-19, -22, -23, -91, -111 to -114, -145, -149 to 151, -154, -178, -179, Final EIR, responses to Comments B.4-18, B.4-19, F.3-14 to F.3-21, and F.8-155 to F.8-158. For further discussion specific to Western burrowing owl, see Draft EIR Section 5.7, pages 5.7-22, -92, -115, -150, -175, -176, Final EIR, responses to Comments B.4-24, B.4-25, F.8-163 and F.8-164. For further discussion specific to white-tailed kite, see Draft EIR Section 5.7, pages 5.7-65, -94, -117, -118, -150, and Final EIR, response to Comment F.8-149. For further discussion specific to American badger, see Draft EIR, Section 5.7, pages 5.7-50, -51, -53, -54, -98, -126, -153, -175, and -176 and Final EIR, responses to Comments B.4-29 and F.8-159.</p>

Testimony No.	Environmental Topic	Testimony	Response to Testimony
RPC-296	Biology	<p>Not long ago early settlers arrived in nearby Antelope Valley, named for the massive herd of prong horn that roamed this landscape. By the 1930's the prong-horn joined the ranks of the grizzly bears and other species lost in this very special part of California. Now with the re-introduction and habitat protection, a small herd now calls the Tejon Ranch home.</p>	<p>The Commenter is correct that a herd of pronghorn resides in the Antelope Valley. The pronghorn is not on the CDFW list of Special Animals, and CDFW in fact occasionally issues permits for hunting of this herd, but the EIR specifically acknowledges that there is an interest in maintaining this herd. Draft EIR, pages 5.7-153; Final EIR, response to Comment B.4-35. The EIR therefore provides an appropriate impact analysis which is consistent with standard practices for sensitive species and the best available scientific information, including on-site observations, in suitable habitat areas. Pronghorn have reportedly been seen on rare occasions in random locations in the region but have been commonly observed and are known to primarily occupy the western portion of the site (upper Oso Canyon in particular), which is preserved mitigation open space and other locations along the foothills continuing to the northeast, which is also preserved mitigation open space. (Draft EIR, pages 5.7-128, 5.7-153) Since release of the Draft EIR, additional population distribution information has also been obtained from the Tejon Ranch Conservancy and is presented in the Final EIR (see Final EIR, Exhibit B.4-34, which indicates the primary usage area for pronghorn along the Tehachapi foothills, predominantly northeast of the Project site). As noted in the Final EIR, the Project's crossing opportunity under SR-138 connecting areas of appropriate habitat would serve the pronghorn. (Final EIR, response to Comment B.4-36) Further, the RWMP requires the Project Applicant to work with the Tejon Ranch Conservancy to identify and implement potential enhancement measures for pronghorn that are also supported by CDFW. (Final EIR, response to Comment B.4-35) For further discussion specific to pronghorn antelope, see Draft EIR, Section 5.7, pages 5.7-50, -54, -127, -128, and -153, and Final EIR, responses to Comments B.4-34 to B.4-37 and F.8-165 to F.8-168.</p>
RPC-297	Conclusion	<p>I urge you to make the only correct decision for the California condor, tri-colored blackbird, American badger, prong horn and a myriad of other species. These species have lost enough. Reject the Centennial Specific Plan.</p> <p>Thank you very much.</p>	<p>The Commenter's opposition to the Project is noted, was heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration. With regard to the California condor, tri-colored blackbird, American badger, and pronghorn antelope, Project impacts on these species would be less than significant, and/or less than significant with mitigation incorporated. With regard to California condor, tri-colored blackbird, and American badger, see Response to Testimony RPC-295. With regard to pronghorn antelope, see Response to Testimony RPC-296. This testimony does not specifically address the EIR, and no further response is required.</p>

Testimony No.	Environmental Topic	Testimony	Response to Testimony
Ash Louf			
RPC-298	Introduction	<p>Thank you, Commissioners. My name is Ash Louf. I'm the California Field Campaigner for the Center for Biological Diversity. We have tens of thousands of members here in L.A. County. And I urge you to reject this proposal.</p> <p>L.A. wants a livable future. And Centennial is the wrong future for L.A.</p>	<p>Thank you for your participation in this public process. The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. The Commenter's opposition is noted. This comment does not address the adequacy of the EIR, and no further response is required.</p>
RPC-299	Traffic Population/ Housing	<p>The future of Los Angeles doesn't have to mean gridlock or polluted air. We could be an innovative leader in urban planning that protects our last wild spaces, while also reducing traffic and tailpipe emissions and prioritizes transit accessible affordable housing in places where people already live and work and where they need homes.</p>	<p>The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. The Commenter's opposition is noted. The County disagrees with the Commenter's characterization of the Project, and notes that the Project has been sited and designed to promote regional "smart growth" planning principles established by the Southern California Association of Governments' (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy and the County's Antelope Valley Area Plan (AVAP) for the purpose of accommodating regional growth projections in a sustainable manner that reduces criteria air pollutant and greenhouse gas emissions and promotes public health while protecting regional open space, Sensitive Ecological Areas and agricultural areas consistent with the AVAP's Rural Preservation Strategy. See Final EIR, response to Comment F.8-20 for further discussion.</p>
RPC-300	Miscellaneous	<p>This is a project proposed by Wall-Street-backed mega-developers. This is a great deal for them. This is a bad deal for L.A. This project caters to Wall Street, not to L.A. residents.</p>	<p>The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. The Commenter's opposition is noted. This comment does not address the adequacy of the EIR, and no further response is required.</p>
RPC-301	Traffic Greenhouse Gas	<p>Centennial is completely inconsistent with sustainable L.A. goals. Transportation emissions now are the greatest climate change driver in California. And this far-flung new city would generate 75,000 commutes and massive carbon pollution that undermines L.A. and California's climate goals. More pollution and sprawl development is unacceptable when our region is already out of compliances with existing air quality standards.</p>	<p>The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. The Commenter's opposition is noted. The County disagrees with the Commenter's characterization of the Project, and notes that the Project has been sited and designed to promote regional "smart growth" planning principles established by the Southern California Association of Governments' (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy and the County's Antelope Valley Area Plan (AVAP) for the purpose of accommodating regional growth projections in a sustainable manner that reduces criteria air pollutant and greenhouse gas emissions and promotes public health while protecting regional open space, Sensitive Ecological Areas and agricultural areas</p>

Testimony No.	Environmental Topic	Testimony	Response to Testimony
			consistent with the AVAP's Rural Preservation Strategy. See Final EIR, response to Comment F.8-20 for further discussion.
RPC-302	Affordable Housing	<p>The County should also focus on permitting developments that increase L.A. County's sustainability and affordable housing -- and affordable housing to improve residents' quality of life while protecting the planet. L.A. needs smart urban planning. It needs housing that is affordable and is close to existing job centers, near public transit.</p> <p>Building housing without planning for workers and families quality of life is short-sighted and flawed. In order to provide Californians with long-term stable affordable housing, we need to adopt policy and build housing that addresses displacement, access, sustainability, and climate change.</p>	<p>The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. The Commenter's opposition is noted. The County disagrees with the Commenter's characterization of the Project, and notes that the Project has been sited and designed to promote regional "smart growth" planning principles established by the Southern California Association of Governments' (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy and the County's Antelope Valley Area Plan (AVAP) for the purpose of accommodating regional growth projections in a sustainable manner that reduces criteria air pollutant and greenhouse gas emissions and promotes public health while protecting regional open space, Sensitive Ecological Areas and agricultural areas consistent with the AVAP's Rural Preservation Strategy. See Final EIR, response to Comment F.8-20 for further discussion.</p>
RPC-303	Conclusion	<p>Because Centennial's proposal does not fit the needs of a smart and visionary future for L.A. County residents, the Planning Commission should reject this project.</p> <p>Thank you.</p>	<p>The Regional Planning Commission heard this testimony and will consider it. The Commenter's opposition is noted. It will also be passed on to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and no further response is required.</p>
Chris Hanson			
RPC-304	General Opposition	<p>I'm Chris Hanson. I come to you today as a performance artist performing mainly in Santa Monica. And my background is as a sociologist at U.C. Riverside.</p> <p>I want to remind us that this is not something we can really take back. And when I interact with so many tourists who visit Santa Monica, I learn that they come here for our art. And a lot of our art is painted in murals and sculptures. But I learned a lot of the other art is in our wildlife. And Centennial is one of the last remaining pieces of wildlife that we have to offer in Southern California outside of Yosemite and the Sequoias. And we don't really get to rebuild that once we</p>	<p>The Regional Planning Commission heard this testimony and will consider it. It will also be passed on to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and no further response is required.</p>

Testimony No.	Environmental Topic	Testimony	Response to Testimony
		<p>kind of destroy it, which is what we would do essentially through this development.</p> <p>Yeah. So I just wanted to remind you of that. That's it.</p> <p>Thank you.</p>	
Leslie Percell			
RPC-305	Introduction	<p>Hi. My name is Leslie Percell. I have lived in Los Angeles, but I am now living in Ventura. And I would like to say I am affiliated with the California Native Plant Society, Channel Islands Chapter, which includes Santa Barbara and Ventura. And there are some possible impacts to Ventura County from this proposed project in terms of air quality, traffic, and possibly even water.</p>	<p>Thank you for your participation in this public process. The Project EIR appropriately addresses potential Project-related impacts in Ventura County. For example, the EIR's traffic analysis includes an assessment of Project traffic impacts within Ventura County, particularly traveling westbound on State Route 126, as shown Draft EIR Exhibit 5.10-7 and Tables 5.10-2, 5.10-3, 5.10-4, 5.10-5, 5.10-6, 5.10-21, 5.10-22, 5.10-23, 5.10-25, 5.10-26, 5.10-27, 5.10-28, 5.10-24. And Final EIR Appendix 5.11-E includes a supplemental air quality analysis that specifically analyzes the Project's potential air quality impacts within the jurisdiction of the Ventura County Air Pollution Control District. In both cases, the EIR determined that related impacts would be less than significant. See also Final EIR, response to Comment F.8-195, which discusses the Project's potential air quality impacts in Ventura County. There is no evidence that the Project will have a significant adverse effect on water supplies in Ventura County. This testimony does not address the adequacy of the EIR, and no further response is required.</p>
RPC-306	Land Use	<p>I would like to just say at the outset that I think it's incumbent on this planning body to consider developing in more appropriate areas and in this regard to say that there are lands that are already disturbed in the Antelope Valley.</p> <p>I drove back from the Lancaster hearing along the 138. And I got to see "For Sale" signs on either side of the highway. I think these were previous agricultural lands or grazing lands. I don't know. But there's a lot of land with already disturbed soils that could be used and would be much closer to Lancaster and other developed areas.</p>	<p>The Commenter's preference for development in alternative locations is noted, was heard by the Regional Planning Commissioners, and will be provided to the Board of Supervisors for consideration. This testimony does not specifically address the adequacy of the EIR, and no further response is required. Nonetheless, the County notes that the Project has been sited and designed to promote regional "smart growth" planning principles established by the Southern California Association of Governments' (SCAG) 2016-2040 Regional Transportation Plan/ Sustainable Communities Strategy and the County's Antelope Valley Area Plan (AVAP) for the purpose of accommodating regional growth projections in a sustainable manner that reduces criteria air pollutant and greenhouse gas emissions and promotes public health while protecting regional open space, Sensitive Ecological Areas and agricultural areas consistent with the AVAP's Rural Preservation Strategy. See Final EIR, response to Comment F.8-20 for further discussion.</p>

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RPC-307	Soils	I would think that it's important to think about this in terms of carbon sequestration in the soil and in natural soils particularly. The State is developing a plan right now for the natural and working lands in terms of how much carbon is sequestered in those kinds of soils. So I think that they're promoting keeping the soil sequestration instead of building on it and developing it.	As this comment correctly notes, the Project would result in the conversion of some vegetative cover that currently sequesters carbon, as disclosed and analyzed in Draft EIR Section 5.21, Climate Change (pages 5.21-5, -50). It should be noted, however, that the Project would plant an estimated 35,123 new trees, as required by the County Tree Planting Ordinance, which would result in an estimated long-term sequestration of 24,867 metric tons of carbon dioxide equivalent, as discussed on Draft EIR page 5.21-83.
RPC-308	Geology Hazards	There are a number of things I was concerned about. I read quickly through some of the documents. A huge amount of blasting and earth moving in terms of this area, which has already seismic instability. And it said there were potential offsite landslide lateral spreading subsidence and liquefaction or collapse. There's a very high fire hazard zone here. Some of it is only medium, but much of it is high and very high. And the document said that there is inadequate access to water and water pressure to fight these fires.	The Commenter's characterization of Project-related impacts is incomplete. With regard to seismic impacts, the risk of both primary (i.e., surface rupture and ground shaking) and secondary (e.g., liquefaction, landslides) seismic risks are fully disclosed and analyzed in Section 5.1 of the Draft EIR, and the EIR concludes after thorough analysis that by implementing expert recommendations and complying with State and County requirements, impacts would be reduced to a less than significant level, including with regard to landslides, lateral spreading, subsidence, liquefaction, and collapse. For further information, see Draft EIR, Section 5.1, Final EIR, responses to Comments F.8-206 through F.8-211, and Response to Testimony RPC-193. Fire hazards and mitigation to reduce impacts to a less than significant level are also thoroughly and appropriately analyzed in the EIR consistent with CEQA requirements, as further discussed in Response to Testimony RPC-309. With regard to access to water and water pressure to fight potential fires, the Draft EIR concludes that prior to Project construction and mitigation, there would be inadequate access, but these access issues would be addressed as the Project site is developed. (Draft EIR, Section 5.2, Hydrology and Flood, page 5.2-35.) For further discussion of access to water and water pressure, please see Final EIR, response to Comment G.28-4.
RPC-309	Hazards	I was in Ventura -- and I'm sorry if I'm emotional. But it was very, very intense and scary to be there for those two weeks of fire nonstop. And I know people that lost their homes. I did not. But the cumulative impact on the whole community up and down the coast and inland was huge. And this is not to be taken lightly because building in these kinds of zones, where you increase what's called the urban wildland interface, creates a huge amount more hazard.	With regard to fire, the EIR appropriately evaluates the Project's potential fire safety impacts under two thresholds of significance. First, the Draft EIR considers whether the Project would expose people or structures to a significant risk of loss, injury or death involving fires because it is located (i) within a Very High Fire Hazard Severity Zone (VHFHSZ), (ii) within a high fire hazard area with inadequate access, (iii) within an area with inadequate water and pressure to meet fire flow standards, or (iv) within proximity to land uses that have the potential for dangerous fire hazard. Second, the Draft EIR considers whether the Project constitutes a potentially dangerous fire hazard. The Draft EIR determined that, with implementation of MM 3-9, Project impacts related to fire hazards would be less than significant under both applicable thresholds of significance. The Draft EIR concluded that Project impacts related to fire safety would

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			be less than significant only after taking into consideration (i) Project site access, (ii) Project site water flows, (iii) Project site topography, (iv) Project site vegetative cover, (v) existing and proposed regulatory controls, (vi) existing mutual aid agreements between federal, state, and local fire safety service providers, and (vii) Project improvements and mitigation measures related to landscaping and vegetation management, building construction, circulation, public utilities, and fire protection services, including but not limited to MM 3-9. This testimony does not specifically address the adequacy of the EIR, and no further response is required. For further discussion of fire impacts, see Draft EIR, Section 5.3, and Final EIR, response to Comment A.2-6.
RPC-310	Biology	Let's see. I'd like to also mention that the document seems to confuse native versus drought-tolerant. We're using them interchangeably. And I would like to have that noted -- that natives are native. And drought-tolerant can be from any other part of the country or world.	The Commenter's opinion regarding confusion between native and drought tolerant plants is noted, was heard in testimony by the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration. However, the Commenter is incorrect. The Centennial Specific Plan's plant palette requires that landscaping for the Project use plants that are on the approved list because they are <i>both</i> an approved native or adapted species <i>and</i> drought tolerant. Please see Final EIR Appendix 4.0-A.Rev, Section 3.4, and specifically the plant palette at subsection 3.4.3, for more details. The EIR also acknowledges that the two are different, discussing reasons for including native and adapted plant species (Draft EIR, Section 5.7, page 5.7-167, -190) and drought tolerant plants (Draft EIR, Section 5.3, Hazards and Fire Safety, page 5.3-37) separately with regard to the Project's plant palette.
RPC-311	Cultural	One more item, please, I did need to mention -- cultural resources. There's a lot of sites that need to be protected in situ rather than excavated if any of this Development goes forward.	The Commenter's preference for in-situ preservation is noted, was heard in testimony by the Regional Planning Commission, and will be provided to the Board of Supervisors for consideration. The Project's potential impacts to cultural resources are assessed in Draft EIR Section 5.6, Cultural and Tribal Resources. The EIR identifies a suite of mitigation measures that are consistent with the requirements of Public Resources Code Section 21083.2 and would ensure that the Project's potential impact on cultural resources would be mitigated to a less than significant level. Per Assembly Bill 52 requirements, consultation with appropriate Native American Tribes was completed for the Project, and mitigation measures were agreed upon as appropriate by all parties involved. Per the request of the Tejon Tribe, key mitigation measure requirements include the employment of Native American monitors during ground disturbing activities, as well as the permanent curation of any prehistoric artifacts and/or Tribal Cultural Resources discovered during construction of the Project. For further discussion, see Draft EIR, Section 5.6, and Final

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			EIR, response to Comment A.2-9, and MMs 6-1 through 6-10 in Final EIR Appendix 2.0-C.Rev, pages C-13 through C-26.
RPC-312	Specific Plan	<p>And also there was a section where they talked about later on in terms of ministerial versus discretionary review. And it says in this document that they actually –</p> <p>...</p> <p>So there could be zoning changes according to this document, with only ministerial review, which means no public notice, no hearing, no appeal.</p>	<p>The Commenter is incorrect about zone changes. Section 4.5 of the Centennial Specific Plan lists actions subject to ministerial review under the Specific Plan, which does not include zone changes. See Final EIR Appendix 4.0-A.Rev at Section 4.5 for further details.</p>
Sandra Hernandez			
RPC-313	Support	<p>Sandra Hernandez.</p> <p>Hello. How do you do? My name is Sandra Hernandez. I live in Bakersfield. I'm from the Tejon Indian Tribe. I'm the treasurer for the Tejon Indian Tribe and assist with the Tribe's cultural reclamation and revitalization work. The Tejon Indian Tribe is a sovereign native nation and the only federally recognized tribe within Kern County.</p> <p>I'm here today to give the tribe support for CENTENNIAL community. Tejon Ranch and the Tejon Indian Tribe have a joint interest in the preservation of the historical and culturally significant lands and artifacts. Together the Ranch and Tribe have maintained significant communication towards the ongoing refinement to culturally-related work and processes. Our shared -- excuse me -- our shared investment in Tejon land and its heritage resources continues to strengthen and bridge Tejon Ranch and the Tejon Indian Tribe's relationship.</p> <p>The Tribe maintains offices within Bakersfield to provide social services to our tribal members.</p>	<p>Thank you for your participation in this public process. The Commenter's support for the Project has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. For information regarding AB 52 consultation with Native American tribes, please see Draft EIR, Section 5.6, Cultural and Tribal Resources. This comment does not address the adequacy of the EIR, and therefore no further response is required.</p>

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		<p>Within this tribal office, we maintain a federally compliant repository where we house heritage resources and also curate federal collections.</p> <p>The Tribe owns an old school building. This is -- ironically, some of our oldest tribal members attended this old school that we purchased and are now rehabilitating. This building is approximately 25 minutes from our current tribal offices and is to be rehabilitated to serve in part as the community center with devoted space to display the Tribe's history and cultural artifacts.</p> <p>Tejon Ranch and the Tejon Indian Tribe work hard together to guarantee that the historic and cultural contributions of our ancestors -- the people of Tejon -- remain respected, protected, and accessible for cultural and educational opportunities for the entire community. The Tribe supports Centennial, and we lend our support today.</p> <p>Thank you all for your time.</p>	
Bryn Linblan			
RPC-314	Introduction	<p>Hi. Good afternoon. My name is Bryn Linblan, Associate Director of Climate Resolve, a local org. focused on climate change solutions.</p> <p>I want to highlight a few issues that were insufficiently addressed in the Applicant's response materials that were submitted for this hearing and therefore not deserving of your approval.</p> <p>And I'm going to focus on the transportation impacts of this sprawl, talk about the Development Project and some of the unreasonable and unsubstantiated assumptions that were included in the Applicant's Response as well as the misuse of Net-Zero concept.</p>	<p>Thank you for your participation in this public process. The Commenter's opposition to the Project was heard in testimony by the Regional Planning Commission and considered and will be provided to the Board of Supervisors for consideration. For an in-depth refutation of the assertion that the Project constitutes sprawl, please see Final EIR, response to Comment F.8-20. With regard to remaining issues raised by the Commenter, please see Responses to Testimony RPC-320 through RPC-324.</p>

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RPC-315	Pop/Housing	So starting jobs/housing balance. You've had a number of people pointing out to you that it's not realistic to achieve a balance of jobs and housing in this growth -- this Development Project. Right now, in North L.A. County, we're seeing about two times the development of housing as we are jobs. And I think the hypothetical projections that were presented to you in the phasing response just really doesn't alleviate any doubts that I have about that balance being achieved. I don't think there's any sort of assurances or mechanisms to make that balance growth happen.	This comment's skepticism regarding the Project's projected jobs/housing ratio is noted, was heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for their consideration. The Project's land use plan is projected to provide an estimated jobs/housing ratio of 1.22 through the development of commercial and business park uses on the site, thus positively contributing to the attainment of the AVAP's targeted jobs-to-housing ratio. As explained in Draft EIR Section 5.9.3 (pages 5.9-18 to -22, and pages 5.9-29, -30), such Project-specific projections are based on regional employment growth projections published by the Southern California Association of Governments (SCAG), which SCAG adopted as part of its 2012 and 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) planning documents.
RPC-316	Greenhouse Gas	Second, the E.V. assumptions that were in the Response given to you today claim there would be 50 percent E.V. utilization at project buildout. But compare that to current market share, which is 4 1/2 percent. And the project doesn't have any sort of incentives such as the Newhall Ranch project does have incentives to try to bring about that E.V. adoption. This project doesn't. So that 50 percent assumption, I think, is unfounded.	The Commenter's opinion with regard to whether electric vehicle use is realistic has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. However, the County disagrees and notes that EIR assumptions are appropriately supported. The Commenter provides no evidence for its assertion. Conversely, Attachment G – GHG Reduction Memo, to the July 11, 2018 Regional Planning Commission Public Hearing Staff Report ("GHG Memo") ⁴⁸ clearly explains its assumed increase in EV adoption rate from current 4 percent to 50 percent at the time of Project buildout. The current CalEEMod default value for EV use is approximately 4 percent of all vehicles, which does not reflect reasonably foreseeable future EV adoption rates based on ongoing public and private sector efforts to develop and deploy EV technologies and products. ⁴⁹ As discussed further in the GHG Memo, global projections in a Bloomberg New Energy Finance report indicate that by 2040, 55 percent of new car sales will be electric, and a University of California, Berkeley report estimates achieving up to 46 percent market share for EVs nationally by 2030. (GHG Memo, page 4). An International Monetary Fund working paper indicates that the share of EVs in national vehicle stock would be 30 percent by 2027, and by 2042 this would be over 90 percent. (<i>Ibid.</i>) Although these projections

⁴⁸ Memorandum from Tin Cheung and Kristin Starbird of Psomas to Jennifer Hernandez of Holland & Knight, re Updated Greenhouse Gas Calculations for the Centennial Specific Plan, dated June 27, 2018, available at: http://planning.lacounty.gov/assets/upl/case/sp_02-232_pm060022-20180711-attG5.pdf.

⁴⁹ See, e.g., CARB's 2018 Annual Evaluation of Fuel Cell Electric Vehicle Deployment & Hydrogen Fuel Station Network Development, available at: https://www.arb.ca.gov/msprog/zevprog/ab8/ab8_report_2018_print.pdf. As noted in this report, in just the 12 months of 2017, there was a significant shift in momentum of California's hydrogen fueling station network development and Fuel Cell Electric Vehicle (FCEV) development and deployment. Per Executive Order B-48-18, there is a target of 5 million ZEVs by 2030, and FCEVs are expected to comprise a significant portion of this future fleet. The California Fuel Cell Partnership anticipates 1 million FCEVs on the road by 2030.

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			vary, they all point toward a much higher level of EV sales and adoption in the country in the near future. See GHG Memo, pages 4-5, for further discussion.
RPC-317	Transit	Third, the TMA that is part of the project -- it said it will offer linkages to some of the job centers -- Santa Clarita, Palmdale, the Grapevine -- but doesn't offer a connection to Los Angeles. And so I think there's -- you're presented with the rail connectivity and that that wasn't feasible. But I think there's still a lot of room to see more specificity on other types of transit connection to L.A. jobs.	With regard to transit connectivity, please see Response to Testimony RPC-126.
RPC-318	Greenhouse Gas	<p>And last -- the concept of Net-Zero -- I was reading a response -- I think he kind of presented the concept as we could be doing this much harm. We're going to not do this. And that -- the harm that we're not doing is larger than the harm we are doing. So they're calling that Net-Zero.</p> <p>I think that that's what's not a correct use of the concept because there still is that harm. So I think there's still a lot of room they could do to be calling themselves Net-Zero such as the Newhall project.</p>	<p>As part of the Project's proposed development agreement with the County, the Project has committed to achieving a "net zero carbon for the electric sector" standard on all public and private facilities constructed within the Project, which means that carbon emissions created to produce electricity that is consumed within the Specific Plan area will be offset with an equivalent amount of carbon emission reductions that result from quantified greenhouse gas emission reductions as documented over time as part of each application for a tentative tract map.</p> <p>This comment's reference to the Newhall Ranch project that has committed to a goal of zero net GHG emissions (as opposed to the Project's proposed "net zero carbon for the electric sector") is noted.</p> <p>CEQA does not require projects to reduce onsite GHG emissions to the greatest extent practicable, nor does it require the EIR to provide substantial evidence demonstrating that GHG reductions needed to achieve zero net energy are infeasible. Courts have consistently held that single projects cannot be required to bear a greater than proportional share of mitigating a cumulative significant impact.^{50,51,52} This limitation is also expressly stated in CEQA Guidelines §§ 15041(a), 15126.4(a)(4). Within this cumulative impact mitigation measure framework, all feasible mitigation measures to reduce the Project's GHG emissions impacts have been required and are described in Draft EIR Section 5.21, Climate Change.</p>

⁵⁰ *Dolan v. City of Tigard* (1994) 512 U.S. 374

⁵¹ *Nollan v. Cal. Coastal Comm.* (1987) 483 U.S. 825, 835 n. 4

⁵² *Ehrlich v. City of Culver City* (1996) 12 Cal. 4th 854

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RPC-319	Conclusion	<p>Really I think, fundamentally, this is sort of a square peg project trying to fit in a round hole. It's not the type of development that our region needs to make good on its climate change goals and solve our transportation issues.</p> <p>So, lastly, at the last hearing, Commissioner Modugno, I heard you describing your role as that this project is going to move forward in some form or another, and it's just what that form looks like. And I just encourage you to call question to that premise -- whether this project really needs to move forward at all.</p> <p>Thank you.</p>	<p>The Commenter's opposition to the Project has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. The County disagrees with the Commenter's characterization of the Project. The Project has been sited and designed to promote regional "smart growth" planning principles established by the Southern California Association of Governments' (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy and the County's Antelope Valley Area Plan (AVAP) for the purpose of accommodating regional growth projections in a sustainable manner that reduces criteria air pollutant and greenhouse gas emissions and promotes public health while protecting regional open space, Sensitive Ecological Areas and agricultural areas consistent with the AVAP's Rural Preservation Strategy. See Final EIR, response to Comment F.8-20 for further discussion.</p>
Orchid Black			
RPC-320	Introduction	<p>My name is Orchid Black.</p> <p>Mr. Louie, Mr. Moon, Commissioners, thank you for allowing me to speak today.</p> <p>I want to state that many projects -- bad projects are approved on overriding considerations -- jobs, housing. This project needs to be disapproved -- not approved -- because there are so many overriding considerations not to do it.</p>	<p>Thank you for your participation in this public process. The Commenter's opposition to the Project has been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. This comment does not address the adequacy of the EIR, and therefore no further response is required.</p>
RPC-321	Public Health	<p>We've heard most of them today -- public health, the high heat issue. And public health is not just Valley Fever, but all the other issues brought up. The crazy transportation, lack of connectivity.</p>	<p>With regard to transit connectivity, please see Response to Testimony RPC-126. With regard to rising Project site temperatures, please see Response to Testimony RPC-207. With regard to Valley Fever, the EIR appropriately analyzes and discloses potential Project impacts related to Valley Fever, including with regard to the nature of the condition, potential for Valley Fever spores to be found in soils in the Antelope Valley, the effects of contracting Valley Fever, and risks from possible exposure to both construction workers and Project residents. See Draft EIR, Section 5.3, Hazards and Fire Safety, pages 5.3-13 to -14 and 5.3-17 to-19, Section 5.11, Air Resources, pages 5.11-28 through -29, and -64 through -67; Final EIR, responses to Comment F.3-29 through F.3-32, F.3A-5, F.3A-38 through F.3A-45, F.3A-68, F.3A-69, and G.13-1. Implementation of fugitive dust control measures required by AVAQMD and SCAQMD and MMs 3-2 and 3-3 would mitigate impacts related to Valley Fever to be less</p>

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			than significant. See also see response to Comment ADD-F.13-10, which further revises valley fever mitigation.
RPC-322	Infrastructure	<p>The urban core subsidizing the fringe development. That's one that really was only elucidated today -- that no matter what they build, citizens of L.A. County will have to pay for the maintenance.</p> <p>And there's \$88 billion needed to update our sewer system right now. And it will be millions and millions for all the cities that exist. And -- but I don't see us attaching millions to Centennial. So - - and that's from the San Gabriel Valley Tribune.</p>	With regard to the Project's independence and fiscal impacts on surrounding communities, please see Response to Testimony RPC-167.
RPC-323	Biology	<p>The environmental concerns are huge. We've lost most of the species that exist on grasslands now. Why? Because we've lost most of the grassland. We will have lost all of the grassland if this Project is approved. So that's a huge overriding consideration -- the last grassland.</p>	<p>The Commenter's assertion that all grassland will have been lost if the Project is approved is incorrect. Draft EIR Section 5.7, Biological Resources, discloses the Project's potential impact to grasslands and determines that direct and indirect impacts would be mitigated to a less than significant level, but cumulative impacts to native grasslands would be a cumulative significant impact. (Draft EIR, pages 5.7-158, -162.) Project implementation would include mitigation at a ratio of at least 2:1 for grasslands, resulting in improved functions and values of grasslands on the Project site, in addition to preservation in perpetuity within the 39,000-acre Centennial Mitigation Preserve as described in PDF 7-1 on page 5.7-135 of the Draft EIR. Intensive, multi-year grassland studies have revealed that grasslands of equal or greater value occur in vast quantities in the Mitigation Preserve. Please see Final EIR, responses to Comments B.4-17, B.4-43, B.4-63, F.7-22, F.8-124, F.8-125, F.8-127, F.8-128, and F.8-131 for further discussion of grasslands.</p>
RPC-324	Traffic	<p>And 27 million car trips per year. Everybody's using this small number. But that's the daily number -- 27,375,000. And that's the proponents' numbers. Other people can come up with better numbers.</p>	<p>As explained in Draft EIR Section 5.10, Traffic and Circulation, the North County Sub-Area Model provides an estimate of the Project's average daily trips. As shown on Draft EIR Table 5.10-19, the model projects that about 70,246 of the Project's average daily trips (i.e., 48 percent) will be internal to the Project site, while about 75,908 average daily trips (i.e., 52 percent) will be external to the Project site. Based on these numbers, and as this comment correctly notes, the Project would generate approximately 27.4 million average external trips on an annual basis. This comment's speculation that "other people can come up with better numbers" is noted, has been heard by the Regional Planning Commission, and will be provided to the Board of Supervisors for their consideration.</p>

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RPC-325	Land Use	<p>The West Carson Plan has 2,000 homes plus commercial and 247 acres, if you take out the hospital.</p> <p>Centennial, which was called well designed, the best design ever and infill -- which it isn't -- has 10 times the residences and commercial in 20 times the space. That's not good planning.</p>	<p>The Commenter's opinion that the Project does not constitute prudent planning was heard in testimony by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. The County disagrees, and notes that the EIR does not indicate the Project is infill. Rather, the EIR specifically recognizes that while the Project is not infill, it has been situated and designed to promote "smart growth" planning principles established by SCAG's 2016 RTP/SCS and the County's AVAP for the purpose of sustainably accommodating regional growth projections in a manner that reduces criteria pollutant and greenhouse gas emissions and promotes public health. Please see Final EIR, responses to Comments F.8-20, F.8-191, and F.8-204 for further discussion.</p>
RPC-326	Traffic	<p>Commissioner Modugno suggested that, as Staff said, echoing the proponent, that there would not be two-way traffic, there would only be inbound traffic. But we know there's going to be 23,000 square feet of commercial and industrial space. So, unless they reserve all the houses -- unless they put an addendum saying that you have to be the fire person here, you have to have a job here, to work here -- which none of us have seen -- those -- there's going to be traffic both ways on the 5.</p> <p>75,000 car trips will probably be both ways on the 5. So 50,000 residents, 60,000 -- fifty seven, plus inbound maybe 20,000. So that's an overriding consideration not to do it.</p>	<p>As this comment correctly notes, the Project will generate traffic that travels to and from the Project site, and some of these trips will travel in both directions along Interstate 5 (as shown on Draft EIR Table 5.10-21). As explained in Draft EIR Section 5.10, Traffic, Access, and Circulation, the North County Sub-Area Model provides an estimate of the Project's average daily trips. As shown on Draft EIR Table 5.10-19, the model projects that about 70,246 of the Project's average daily trips (i.e., 48 percent) will be internal to the Project site, while about 75,908 average daily trips (i.e., 52 percent) will be external to the Project site.</p>
RPC-327	Miscellaneous	<p>And I'm concerned about the process itself. I believe the Planning Commission is as independent as it can be. But at the same time I heard from Staff over and over that -- the same language that the proponent used -- the Net-Zero water, which we know is not true. They have to buy water from the State Water Project. And the Net-Zero energy, which is only the electricity and not the rest of the energy that it takes to make a house work.</p> <p>...</p>	<p>The Commenter's concerns have been heard by the Regional Planning Commission and will be provided to the Board of Supervisors for consideration. As the lead agency, the County has complied with CEQA requirements, and has maintained an appropriate and independent relationship with the Project Applicant.</p> <p>The Project's water supplies are discussed in Section 5.18, Water Resources. As discussed on Draft EIR pages 5.18-2 and -51 to -67, and as summarized in Tables 5.18-10 to 5.18-12 for normal or average, single-dry, and multiple-dry years, the Project will utilize several water supplies and on- and off-site water banking facilities to meet potable demand. Available supplies include groundwater and imported water return flows in accordance with the approved Antelope Valley Basin Adjudication Judgment and Physical Solution; State Water Project (SWP) supplies</p>

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		<p>I'd be happy to.</p> <p>And so I thought about why that would be. And I realized that, if I worked with somebody for a decade or more, I would probably adopt their language, too. And I think that a more impartial take on this bad project should be taken. And please, due to the overriding considerations, do not do this project.</p> <p>Thank you.</p>	<p>secured for Project use and imported to the site under an agreement with the Antelope Valley – East Kern Water Agency (AVEK); and AVEK service area deliveries. Indoor wastewater will be conveyed to one of two Project on-site treatment facilities; will be treated to State unrestricted reuse standards; and will be distributed to meet approximately 40 percent of buildout water demand. The Project's water supplies will sustainably meet buildout potable and recycled water demands and will maintain an average annual reserve supply of more than 79,000 acre-feet, or more than 11 years of full-buildout potable water demand, after buildout has been achieved. The analysis of the Project's water supplies is consistent with and based on the most current projections prepared by state and regional public agencies with specific expertise and responsibility for analyzing water supplies, including imported and ground water, under applicable laws, regulations and policies. The Project's use of recycled water is consistent with state and regional policies, rules and regulations that encourage the use of recycled water to reduce demand for potable water supplies.</p> <p>In the Project development agreement, the Project has made a commitment to achieve a "net zero carbon for the electric sector" standard on all public and private facilities constructed within the Project, which means that carbon emissions created to produce electricity that is consumed within the Specific Plan area will be offset with an equivalent amount of carbon emission reductions that result from quantified greenhouse gas emission reductions as documented over time as part of each application for a tentative tract map. This testimony does not address the adequacy of the EIR, and no further response is required.</p>

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